INNER WEST COUNCIL

INNER WEST LOCAL PLANNING PANEL MEETING

26 NOVEMBER 2019

MINUTES

MINUTES of **INNER WEST LOCAL PLANNING PANEL MEETING** held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on 26 November 2019.

Present: Adjunct Professor David Lloyd QC in the chair; Mr John McInerney; Ms Kath Roach; Annelise Tuor.

Staff Present: Manager Strategic Planning & Policy; Manager Council Strategy; Team Leader Urban Strategy; Executive Planner; Strategic Planners and Administration Officer.

Meeting commenced: 2:03pm

** ACKNOWLEDGEMENT OF COUNTRY

I acknowledge the Gadigal and Wangal people of the Eora nation on whose Country we are meeting today, and their elders past and present.

** DECLARATION OF PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

The following declarations of interest were made by Kath Roach:

- In relation to Item one (1) – Planning Proposal – Consolidated Inner West Local Environmental Plan, I declare a non-pecuniary, less than significant conflict of interest as I own a residential property within the local government area and there may be a perception of a conflict on this basis.

The remaining members of the panel lodged declaration of interest forms which disclosed no conflict of interest.

IWLPP 803/19 ***Agenda Item* 1**	Planning Proposal – Consolidated Inner West Local Environmental Plan
Description:	Planning Proposal to consolidate the three principal Local Environmental Plans (LEPs) that apply within the LGA into a single consolidated Inner West LEP (IWLEP 2020).
Applicant:	Inner West Council

DECISION OF THE PANEL

RECOMMENDATION:

That the IWLPP advise Council to endorse the Planning Proposal for the consolidated IWLEP 2020 for public exhibition subject to the following changes:

- Minor changes to the aims of the plan:
  - (e) is to include a reference to walking and cycling and will state "to ensure that existing and future residents, visitors and workers have access to sustainable transport including walking and cycling, social and community infrastructure, services and public open space.
  - (l) is to be amended for clarity and will be amended to state "to prevent adverse social, economic and environmental impacts including cumulative impacts".
- R4 zone objectives – under objective 4 add landscape after urban – the new objective will read as "to provide housing that displays quality architectural, urban and landscape design consistent with the desired future character".
- Clause 4.1 – changes as follows:
  - Existing objective (b) to be split as follows:
    - (b)To ensure that lot sizes do not result in adverse amenity impacts.
    - (c)To ensure that lot sizes deliver high quality architectural, urban and landscape design.
  - Existing objective (c) replaced with 'provide a pattern of subdivision that is consistent with the desired future character' and re-letter to (d).
  - Existing objective (d) to become (e).
- Clause 4.3 objective (1)(a) remove 'and scale of the street and area'.
- Clause 4.3 objective (1)(d) replace with 'to provide an appropriate transition in height to heritage items heritage conservation areas and differing built forms'.
- Clause 4.3 – remove objective (1)(c) and re-letter accordingly.
- Clause 4.4 Floor Space Ratio (1)(b) - add full stop after 'future character.
- Clause 4.4 - Add new objective to be (1)(c) to provide an appropriate transition between development of different densities.
- Amend objective lettering for the objectives in Clause 4.4 as needed.
- Add sub-clause 6.17 (2)(e) "land zoned IN1 General Industrial and IN2 Light Industrial within Area 3 and Area 4 on the Key Sites Map.
- Amend sub-clause 6.17(4)(a) to state "on land identified in clause 6.17 (2)(a), (2)(b) and (2)(e) …
- Amend sub-clause 6.17 (4)(b) to state "on land identified in (2)(d) and (2)(e) for the purposes of sex services.

The decision of the panel is unanimous.

IWLPP 804/19 ***Agenda Item* 2**	Planning Proposal – 245 Marion Street, Leichhardt
Description:	Planning Proposal to amend Leichhardt LEP 2013 to include a local provision to facilitate a mixed use development including residential accommodation and a minimum of 5,200sqm of non-residential floorspace, while retaining IN2 Light Industrial zoning, increase the FSR from 1:1 to 3:1 and introduce a maximum height of building of 30m.
Applicant:	P & C Consulting Pty Ltd

The following people addressed the meeting in relation to this item:

- *Bernard Gallagher*
- *Adrian Hack*
- *Stephen Figgis*

Daniel East, Manager Strategic Planning and Policy addressed the Panel.

DECISION OF THE PANEL

The panel adjourned the decision of the matter at 3:05pm

The matter resumed at 3:17pm

RECOMMENDATION:

That the Inner West Planning Panel advise Council to not support the planning proposal for the reasons as outlined below:

a) It fails the Strategic and Site Specific Merit Test of the Guidelines for preparing Planning Proposals pursuant to Section 3.33 of the Environmental Planning and Assessment Act 1979;

b) It is inconsistent with the Greater Sydney Region Plan 2018 and the Eastern City District Plan 2018 in relation to retention of all industrial lands;

c) Fails to give effect to Council's draft local Strategic Planning Statement;

d) It is inconsistent with Council's draft Local Housing Strategy and draft Employment Lands and Retail Strategy and supporting studies;

e) It is inconsistent with Inner West's Affordable Housing Policy (2016) for 15% affordable housing;

f) It is inconsistent with Council's Community Strategic Plan - 'Our Inner West 2036';

g) It is inconsistent with s.9.1 Local Planning Direction 1.1 - Business and Industrial Zones; 3.1 – Residential Zones; 3.4 – Integrating Land Use and Transport; 4.3 – Flood Prone Land; 6.3 – Site Specific Provisions; and 7.1 - Implementation of A Plan for Growing Sydney;

h) Without a supporting Social Impact Assessment, there is inadequate information to assess whether the proposal has adequately identified or addressed relevant social matters;

i) It is inconsistent with the Leichhardt Industrial Lands Study and Leichhardt Industrial Precinct Planning Report and would result in further loss of employment and urban services land in the Inner West LGA;

j) The proposed built form controls and building typology is inappropriate due to adverse amenity impacts on the adjoining low density residential area;

k) Support of this Planning Proposal would establish an adverse precedent and the associated loss of smaller, industrial precincts across the Inner West LGA;

l) In the context of persistent demand for a limited and decreasing supply of industrial land, the proposal would dilute Council's ability to provide sufficient industrial land to accommodate future needs and emerging employment uses and urban services.

The decision of the panel was unanimous.

The Inner West Planning Panel Meeting finished at 3:25pm.

CONFIRMED:



Adjunct Professor David Lloyd QC
Chairperson
26 November 2019