

DATE OF DETERMINATION	17 September 2020
PANEL MEMBERS	Carl Scully (Chair), Jan Murrell, Roberta Ryan, Deborah Laidlaw, Brian McDonald
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held by Public Teleconference on 17 September 2020, opened at 10.10am and closed at 12.50pm.

PLANNING PROPOSAL

2017SCL068 – Inner West - PP_2017_IWEST_018_00 at 469-483 Balmain Road, Lilyfield (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4, and the material presented at meetings and matters observed at site inspections listed at item 5 in Schedule 1.

As the Planning Proposal Authority, the Panel, having regard to community representations and the applicant's response, defers its decision to allow the applicant the opportunity to further refine the Proposal and consider issues raised.






The Panel adjourned after the meeting to deliberate on the matter and formulate a resolution. The decision was unanimous.

REASONS FOR DEFERRAL

- The Panel considers that further work needs to be undertaken by the applicant to have regard to concerns expressed by the community and to address issues raised by the Panel including:
 - The amount and distribution of floor space and massing across the site needs to be reconsidered to provide a number of built form elements. In the process consideration must be given to the character of the locality and impacts such as solar access to both neighbouring properties and the open space areas within the site.
 - A through-site link that provides greater permeability, functionality and legibility having regard to its context.
 - Improvement to the quantity and quality of public open space particularly with regard to CPTED principles.
 - The proposal is to contain 6,000 square metres of light industrial and employment floor space. This will require space over 2 levels in the redesign.
 - The proposal is to provide for increased setbacks and a better interface with adjoining residential properties in the vicinity. The Panel supports deep soil landscaping to be provided on the site, particularly near the Southern boundary.
- The Applicant is to enter into discussions with the Department in amending the Proposal that must be design lead to address the above points. This will result in a decrease in the FSR which is seen to be excessive, even at 2.3:1. The height of the Proposal may not be unreasonable if it is limited to smaller floor plates and a six-storey maximum.

- The Panel notes the Applicant's proposal is to include 5% residential GFA as affordable housing. The mechanism for delivering this should be articulated in any resubmission.
- The Applicant is to submit an amended Proposal within 4 weeks and the matter is to be referred back to the Panel in a timely manner.

The Panel acknowledged issues raised by the community in the public briefing meeting, including: *co-location of conflicting land uses; rationale for proposal; retain industrial uses; heritage; scale and design of development in its context; height, scale and bulk; parking and traffic; setbacks; overshadowing and privacy; green wall; contamination; access/safety/pedestrian/children; sustainable design; local character; net community/public benefit; location of garbage disposal; location of key facilities, details of landscaping; local employment and retention of industrial land.*

PANEL MEMBERS	
 Carl Scully (Chair)	 Roberta Ryan
 Jan Murrell	 Deborah Laidlaw
 Brian McDonald	

SCHEDULE 1		
1	PANEL REF – LGA – PLANNING PROPOSAL NO. - ADDRESS	2017SCL068 – Inner West - PP_2017_IWEST_018_00 at 469-483 Balmain Road, Lilyfield
2	LEP TO BE AMENDED	Leichhardt Local Environmental Plan 2013
3	PROPOSED INSTRUMENT	Planning proposal to amend floor space ratio controls, introduce a maximum building height control, include residential accommodation as an additional permitted use in the IN2 Light Industrial zone and insert a local provision under the Leichhardt Local Environmental Plan 2013.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Submissions report: 3 September 2020 • Written submissions during public exhibition: 17 • Verbal submissions at the public panel meeting: <ul style="list-style-type: none"> ○ Stuart Skevington, Ross McClure, Grania Hickley, David Eckstein, Nicole Lowres, Jamie Parker MP, Daniel Roberts, Kealan Coleman, Mary Gaudron, Lance Goldsmith, Mark Webster, Verina Morwood, Chris Badger, Rohan Dickson ○ On behalf of the applicant – Michael File, Thomas Scarf, Wes van der Gardner, Stephen Moore ○ On behalf of Council – Leah Chiswick, Daniel East, Roger Rankin • Total number of unique submissions received by way of objection: 17
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 2 July 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Roberta Ryan, Deborah Laidlaw, Brian McDonald ○ <u>DPIE representatives</u>: Brendan Metcalfe, Kris Walsh • Briefing: 23 July 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Roberta Ryan, Deborah Laidlaw, Brian McDonald ○ <u>DPIE representatives</u>: Brendan Metcalfe, Kris Walsh • Final Briefing: 17 September 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Roberta Ryan, Deborah Laidlaw, Brian McDonald ○ <u>DPIE representatives</u>: Brendan Metcalfe, Alex Hill, John Kurko • Site inspection: Due to Corona virus precautions, Panel members visited the site independently prior to 17 September 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Roberta Ryan, Jan Murrell, Deborah Laidlaw, Brian McDonald