

DATE OF BRIEFING	7 March 2025
PANEL MEMBERS	Carl Scully (Chair), Stephen O'Connor, David Ryan, Brian McDonald and Matthew Owens
APOLOGIES	None
DECLARATIONS OF INTEREST	None

PLANNING PROPOSAL

PP-2022-2790 – PP-2022-2790 at 67-73 and 75 Lords Road, Leichhardt (as described in Schedule 1)






PANEL CONSIDERATION

The Strategic Planning Panel of the Sydney Eastern City Planning Panel (Panel) met with the Department of Planning, Housing and Infrastructure (DPHI) for a Pre-Exhibition briefing to consider if the Planning Proposal Authority (PPA) team's updated Exhibition Planning Proposal package is sufficient for the proposal to proceed to Exhibition.

The Panel considered how the planning proposal, as amended, responded to the Gateway Determination conditions of the 2 September 2024. Specifically, the following was discussed:

- The draft site-specific Development Control Plan (DCP) and the Voluntary Planning Agreement (VPA) between Inner West Council and the proponent
- Removal of the minimum non residential floor space ratio (FSR)
- The work undertaken in relation to updated flooding studies
- Consultation on flooding issues with State Emergency Services (SES) and Conservation Programs, Heritage and Regulation Group (CPHR)
- Progress of negotiations between Council and the Proponent regarding the dedication of the open space at no cost to Council/ status of a VPA to guarantee such an outcome

The Panel notes the planning proposal and supporting documentation has been amended in accordance with the Gateway determination conditions. The Panel confirms the amended planning proposal can proceed to public exhibition.

PANEL MEMBERS	
 Carl Scully (Chair)	 Stephen O'Connor
 David Ryan	 Brian McDonald
 Matthew Owens	

SCHEDULE 1		
1	LGA – ADDRESS	PP-2022-2790 – Inner West LGA – 67-73 and 75 Lords Road, Leichhardt
2	LEP TO BE AMENDED	Inner West Local Environmental Plan (LEP) 2022
3	PROPOSED INSTRUMENT	<p>The proposal seeks to:</p> <ul style="list-style-type: none"> • rezone the site to RE1 Public Recreation and R3 Medium Density Residential and on the R3 land: • increase the floor space ratio (FSR) to 2.4:1 and apply a maximum height of buildings of 30m • insert various site-specific provisions including: <ul style="list-style-type: none"> ○ additional permitted uses including residential flat building and non residential uses, require a minimum of 5% of affordable housing in perpetuity.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • DPHI Pre-Exhibition Memorandum and attachments, 3 March 2025
5	BRIEFINGS BY THE PANEL	<ul style="list-style-type: none"> • Briefing with Department of Planning, Housing and Infrastructure (DPHI) and Panel Discussion: 3:00pm – 3:27pm, 7 March 2025 <ul style="list-style-type: none"> ○ Panel members in attendance: Carl Scully (Chair), David Ryan, Stephen O'Connor, Brian McDonald & Matthew Owens ○ DPHI staff in attendance: Louise McMahon, Alex Galea, Renee Ezzy and Taylah Fenning ○ Key issues discussed: <ul style="list-style-type: none"> • Draft site-specific DCP and VPA • Removal of the minimum non residential FSR • Updated flooding studies • Consultation on flooding issues with SES and CPHR • Status of VPA negotiations related to dedication of open space at no cost to Council