

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 12 November 2020, 8.30am and 11am
LOCATION	Videoconference due to Coronavirus precautions

BRIEFING MATTER(S)

PPSSEC-72 – Inner West - DA/2020/0501 at 40-76 William Street, Leichhardt

Adaptive reuse and alterations and additions to existing industrial warehouse structures and conversion into a residential flat building of up to 6 storeys accommodating 181 residential apartments above two levels of basement car parking, and associated works.

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Jan Murrell, Roberta Ryan, Deborah Laidlaw
APOLOGIES	Brian McDonald
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Eltin Miletic, Luke Murtas, Rachel Josey, Vishal Lakhia
OTHER	<p>Mitchell Favaloro (Ceerose)</p> <p>Kate Bartlett (Mecone)</p> <p>Andrew Darroch (Mersonn)</p> <p>Paul Buljevic (PBD Architects)</p> <p>Weiger Meijer (PBD Architects)</p> <p>Edward Doueihy (Ceerose)</p> <p>David Flannery (Ceerose)</p> <p>Brianna Cheeseman – Planning Panels Secretariat</p>

KEY ISSUES DISCUSSED

- Overview of application
- Issues raised by internal and external referral bodies, including:
 - Heritage impacts, streetscape impacts, waste management inadequate, traffic and parking impacts, flood risk
- Owner's consent for intensification and works to existing right of way
- A site specific DCP is required to be prepared under Clause 6.14 of LLEP 2013
- A Clause 4.6 request has not been submitted to vary the permitted FSR of 0.5:1 under Clause 4.4 of LLEP 2013
- Increase in FSR is not contained generally within the existing building envelope as per Adaptive Reuse Provision Clause 6.11(3)(c) of LLEP 2013
- Adaptive Reuse Provisions under Clause 6.11(3)(a) and (b) of LLEP 2013
- The Panel is of the view a redesign within the building envelope would be a way forward with the application
- Referral of amended design to Design Excellence Review Panel

SUBMISSIONS

- 122 submissions received; unique issues raised include:
 - Not an adaptive reuse
 - FSR variation / Out of character / Overdevelopment
 - Excessive bulk and scale
 - Poor amenity
 - Misuse of the right of carriageway
 - Pedestrian safety (insufficient sightlines on right of carriageway due to existing adjoining buildings)
 - Noise (from increased use of right of carriageway)
 - Traffic
 - Overshadowing
 - Loss of views/sightlines/outlook from adjoining properties
 - Visual privacy
 - Impacts to water table/overland flow

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: 25 March 2021

- The Panel requests another briefing from Council on 25 February 2021
- Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.