

DATE OF DECISION	12 October 2017
PANEL MEMBERS	Maria Atkinson (Chair), Sue Francis, John Roseth, Debra Laidlaw Brian McDonald
APOLOGIES	None
DECLARATIONS OF INTEREST	None

REZONING REVIEW

2017SCL049 – Inner West - PGR_2017_IWEST_002_00 at 469-483 Balmain Road Lilyfield (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:

- ☐ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☒ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

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

Based on this review, the Panel determined that the proposed instrument:

- ☒ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☐ **should not** be submitted for a Gateway determination because the proposal has
- ☐ not demonstrated strategic merit
 - ☐ has demonstrated strategic merit but not site specific merit

The decision was unanimous.

REASONS FOR THE DECISION

The Panel accepts that the planning proposal demonstrates both strategic and site specific merit and should proceed to Gateway.

The Panel believes the site specific merits of compatibility of use between industrial and residential requires further exploration.

The Panel supports the protection of the existing amount of industrial floor space (minimum 6,000m²) on the site and any residential use of the site must be designed to ensure the viability of this industrial use.

The Panel recommends that the delegate give consideration to the following matters:

1. Include a provision that enables residential development to occur on the site subject to meeting objectives which include but are not limited to:
 - a. retain the viability of industrial uses on the site;
 - b. no detrimental impact on the uses (current or future) on the adjoining IN2 zoned land
2. Ensure a rationale for the height, floor space ratio, and building massing and modulation for the site is prepared and exhibited with the planning proposal.

3. Ensure mechanisms are provided for creative employment space.
4. Retain the two buildings on the site which have historical importance.
5. A site specific development control plan is prepared in accordance with clause 6.14 Development control plans for certain development of Leichhardt Local Environmental Plan 2013.

While the majority of the Panel supported the proposed FSR of 2.5:1, Panel members Brian McDonald and Debra Laidlaw were of the opinion that the FSR and the height (approximately 23 metres) were too large to achieve desirable outcomes for both industrial and residential function and amenity.

PANEL MEMBERS	
 Maria Atkinson (Chair)	 John Roseth
 Sue Francis	 Debra Laidlaw
 Brian McDonald	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2017SCL049 – Inner West - PGR_2017_IWEST_002_00 at 469-483 Balmain Road Lilyfield
2	LEP TO BE AMENDED	Leichhardt Local Environmental Plan 2013
3	PROPOSED INSTRUMENT	The Rezoning Review request seeks to amend the Leichhardt Local Environmental Plan 2013 for 469 – 483 Balmain Road, Lilyfield. The proposal seeks to introduce a Maximum Building Height equivalent to 6 storeys for the site, increase the maximum FSR, introduce residential accommodation as an additional permitted use and introduce a minimum non-residential/ employment floor space of 6,000 sqm.
4	MATERIAL CONSIDERED BY THE PANEL	- Rezoning review request documentation - Briefing report from Department of Planning and Environment
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Site inspection and briefing meeting with Department of Planning and Environment (DPE): Thursday 12 October 2017 at 10:00am - Panel members in attendance: Maria Atkinson (Chair), Sue Francis, John Roseth, Debra Laidlaw, Brian McDonald - Department of Planning and Environment (DPE) staff in attendance: Martin Cooper, Brendan Metcalfe Briefing meeting with Council: Thursday 12 October 2017 at 1:30pm - Panel members in attendance: Maria Atkinson (Chair), Sue Francis, John Roseth, Debra Laidlaw, Brian McDonald - Department of Planning and Environment (DPE) staff in attendance: Martin Cooper, Brendan Metcalfe, Karen Armstrong - Council representatives in attendance: Harjeet Atwal, Svetlana Kotevska, Roger Rankin Briefing with Proponent: Thursday 12 October 2017 at 2:00pm - Panel members in attendance: Maria Atkinson (Chair), Sue Francis, John Roseth, Debra Laidlaw, Brian McDonald - Department of Planning and Environment (DPE) staff in attendance: Martin Cooper, Brendan Metcalfe, Karen Armstrong - Council representatives in attendance: Harjeet Atwal, Svetlana Kotevska, Roger Rankin - Proponent representatives in attendance: Sam Haddad, Michael File, Dominic Roches, Wes Van Der Garden, Day Perez, Stephen Moore