

Local Planning Panel

Record of Briefing



Briefing date	8 April 2021
Location	Parts of 121 and 129 Newling Street, Lisarow
Agenda item	4.4 Request to Prepare a Planning Proposal for Parts of 121 and 129 Newling Street, Lisarow
Chair and panel members	Chairperson Jason Perica Panel Experts Greg Flynn Linda McClure Community Representative Paul Dignam
Apologies	Nil
Declarations of interest	Nil
Other attendees	Jenny Mewing, Principal Strategic Planner Rachel Callachor Administration Officer Business Support Belinda Jennett Administration Officer Business Support Kathryn Williams Administration Officer Business Support

Proposed Development: Planning Proposal for Parts of 121 and 129 Newling Street, Lisarow

Panel Advice

The Panel considered the report on the matter and the material presented to the Panel by report and subsequent memorandum.

The Panel generally supports the proposal proceeding to gateway and offers the following advice:

- The strategic merit is predicated on the retail demand assessment by the applicant's consultant. This aspect should be subject to peer review by an independent consultant nominated by Council (which may be a list of potential consultants to avoid perceptions of conflicts), the cost of which should be met by the applicant/landowner seeking the changes. This should occur prior to Gateway as the strategic merit of the proposal is predicated on retail demand analysis.
- The FSR and Height needs further assessment and needs to be settled prior to exhibition. In principle, the approach of seeking statutory and strategic consistency with other R1 zoned land is sound.
- The proposed zoning appears appropriate given the context of the site. The location of adjoining services supports higher order residential uses facilitated by the R1 zoning (subject to testing the

retail demand assessment). It is noted the land is physically separated by landform to the adjoining retail uses and is opposite other residential uses.

- Prior to exhibition an access strategy and drainage strategy should be developed. DCP controls (whether existing or site-specific) should be considered and it be clear on exhibition what supporting controls would apply to the site.
- A suitable funding mechanism for any infrastructure upgrades should be considered and addressed.