

Item No: C0520(2) Item 2

Subject: PLANNING PROPOSAL - 1-5 CHESTER STREET, ANNANDALE

Prepared By: Gunika Singh - Strategic Planner

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RECOMMENDATION

THAT Council:

1. Support the Planning Proposal for 1-5 Chester Street Annandale and the associated site-specific Leichhardt Development Control Plan (DCP) 2013 amendment for the reasons recommended in the Council officers' assessment report (Attachment 1);
 2. Forward the Planning Proposal to Minister for Planning and Public Spaces for a Gateway Determination in accordance with Section 3.33 of the Environmental Planning & Assessment Act 1979;
 3. Request the Minister for Planning and Public Spaces to delegate the plan-making functions for the Planning Proposal to Council;
 4. Should Planning Proposal receive a favourable Gateway Determination, place the Planning Proposal (Attachment 2) and draft DCP amendment (Attachment 3) on public exhibition to meet the requirements of the Gateway Determination and Environmental Planning and Assessment Act 1979; and
 5. Receive a post exhibition report for its consideration.
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DISCUSSION

On 18 December 2019, Council received an amended Planning Proposal from Britely Property for 1- 5 Chester Street, Annandale. The proposal seeks to

- Amend the *Leichhardt Local Environmental Plan 2013* by rezoning most of the site from IN2 Light Industrial to B7 Business Park;
- Include a local provision for student housing and 980sqm of employment floorspace;
- Increase the FSR from 1:1 up to 2:1 with maximum height of 17 metres and no more than 5 storeys;
- Rezone part of the site as RE1 Public Recreation, constructed as part of the Johnstons Creek pedestrian and cycling path and dedicated to Council;
- Amend the Leichhardt Development Control Plan 2013; and
- Be supported by a Planning Agreement.

The Proposal has a long history with Council. It was initially refused in September 2018. The proponent's amendments since 2018 have now addressed most of Council officers and Inner West Local Planning Panel's (IWLPP) original concerns. The December 2019 Planning Proposal was revised by Council officers to further reduce potential amenity impacts. At its meeting on 30 March 2020, the IWLPP advised Council to support the revised Planning Proposal (Attachment 2). The proposed redevelopment of the site with its mix of employment and student accommodation, will help implement several Council, State Government and Greater Sydney Commission strategic planning policies including the Local Strategic Planning Statement, the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) and the Camperdown-Ultimo Collaboration Area Place Strategy.

Subject to the requirements of a favorable Gateway Determination, the Planning Proposal, draft DCP and Planning Agreement should be exhibited concurrently for formal community consultation. A separate report will be presented for Council’s consideration addressing the Planning Agreement.

Attachments 2, 3, 5, 6, 7 have been published separately in the Attachments Document on Council’s Website <https://www.innerwest.nsw.gov.au/about/the-council/council-meetings/current-council-meetings>

ATTACHMENTS

- 1.↓ Council Officers' Assessment Report
- 2.↔ Council Planning Proposal including PRCUTS out of sequence checklist and response to public submissions – **Published seperatly**
- 3.↔ Council’s site-specific DCP - **Published seperatly**
- 4.↓ Minutes of Local Planning Panel – 30 March 2020
- 5.↔ Proponent’s Urban design scheme/ Architectus independent peer review/ Council’s amendments - **Published seperatly**
- 6.↔ Proponent’s updated Stakeholder Engagement report - **Published seperatly**
- 7.↔ Amended Traffic and Transport Assessment by Varga Traffic Planning - **Published seperatly**