



Planning and Heritage Advisory Committee

27 November 2023

Ashfield Service Centre, Ashfield and via Teams

Minutes

Meeting commenced at 6:07pm and concluded 7:35pm

1. Present

Community members	Staff	Councillors
Louise Steer	Jennifer Gavin – Team Leader, Specialist Planning Team	
Darren Livings (online)	Daniel East – Senior Manager Strategic Planning	
Alex Atwood	Jyn Kim – Strategic Planner	
Elise Frost		
Heather Davie		
Dennis McCarthy		
Rian Fergusson (online)		
Susan Jackson-Stepowski		
Arni Nadkarni		

2. Chairperson:

Louise Steer

3. Acknowledgment of Country

Darren Livings

4. Apologies:

Rod Aanensen

Stephen Powter

Rebecca Jones



Cath Snelgrove
Corey Allen

5. Disclosure of interest:

Nil

6. Quorum:

A quorum was achieved

7. Endorse previous meeting minutes:

Minutes for the 23 October meeting were endorsed. No actions were outstanding.

Discussion items

Agenda Item	Discussion Summary	Proposed action (if required)	Action owner	Date for action to be finalised
4.	<p>Parramatta Road Corridor – Stage 1 Implementation Project staff provided a presentation on the Planning Proposal</p> <p>Comments and queries from Committee members included:</p> <ul style="list-style-type: none"> • Comment: Taverners Hill – pleased to see new housing capacity planned near existing Light Rail. • Comment: Leichhardt – pleased to see ability to walk through Norton Street to Balmain Street and explore. • Query: Incentives program – what is expected take up of these options? <ul style="list-style-type: none"> ○ Officers advised incentives have been used elsewhere. If development is feasible, incentives are likely to be utilised. • Query: was new flood study was completed for Kings Bay / Croydon precinct? <ul style="list-style-type: none"> ○ Officers clarified a flood study was undertaken to determine if proposed controls would increase flooding elsewhere. The results showed the McDonalds site (582- 	<p>Action: Presentation slides to be circulated with final minutes and uploaded to website</p> <p>Action: Members to use discussion from the meeting along with any other considerations to contribute to a Planning and Heritage Advisory Committee Submission to the Planning Proposal via email and provide to the advertised email address and Convenors.</p>	<p>Convenors</p> <p>Committee Members</p>	<p>With Minutes</p> <p>By 17 December</p>

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	<p>586 Parramatta Road – Kings Bay ‘Opportunity Site 3’) would affect other land and therefore it was removed. The actual flood mapping did not change.</p> <ul style="list-style-type: none"> • Query: was economic evaluation was undertaken? <ul style="list-style-type: none"> ○ Officers advised an early feasibility study has been completed and will be finalised before plan making in accordance with conditions of Gateway Determination. • Query: how is affordable housing is defined? <ul style="list-style-type: none"> ○ Officers referred Committee to the Affordable Housing Contributions Scheme Appendix to the Planning Proposal – definition is as per <i>Environmental Planning & Assessment Act 1979</i>. • Query: what sort of jobs are expected at Kings Bay / Croydon? <ul style="list-style-type: none"> ○ Officers advised the land is zoned E3 Productivity Support, expected to accommodate office/commercial jobs. Job ratio is based on the floor area of mixed-use office buildings. Can be light industries as well. • Comment: amount of commercial should be reconsidered. Raised example of proposed Government changes at Macquarie Park – to allow further residential use in commercial core area due to need for housing. • Comment: Employment uses should be as flexible as possible to allow cross over into residential uses. <ul style="list-style-type: none"> ○ Officers clarified the proposal complies with Government’s <i>Parramatta Road Corridor Urban Transformation Strategy</i> (PRCUTS) that requires jobs 	<p>Action: Comments discussed will be provided to the Parramatta Road Project Team.</p>	<p>Convenors</p>	<p>Once minutes finalised</p>

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	<p>delivery. Also aligned to Council’s policy detailed in its <i>Employment and Retail Lands Strategy</i>. Noted that areas such as Camperdown precinct (progressing separately) will also focus on jobs.</p> <ul style="list-style-type: none"> • Comment: Vacant ground retail floor space is not a good outcome. <ul style="list-style-type: none"> ○ Officers noted Norton Street floor space is not at full occupancy now but hopefully more people living there will increase vitality of the area. • Query: does Proposal incorporate stormwater and tree canopy requirements and is this on public or private land? <ul style="list-style-type: none"> ○ Officers advised Proposal relates to private land. Tree canopy and stormwater requirements are detailed in the draft Parramatta Road Corridor Development Control Plans (refer to addendum slide in Presentation re tree canopy targets). There is not a percentage set for this proposal alone. Example of objectives and controls provided from Leichhardt DCP for Leichhardt Precinct – Sustainability and Resilience. These are Precinct level and will apply in all areas. • Query: do pedestrian corridors identified in Proposal align with draft Blue Green Grid Strategy? <ul style="list-style-type: none"> ○ Officers advised they broadly do align. • Query: will apartments be required to include a mix of dwellings, i.e. Studio to 3 bedroom apartments? <ul style="list-style-type: none"> ○ Officers advised there are existing general controls that apply in various areas across the LGA. Where 			

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	<p>applicable they will apply to PRCUTS. Separately, work is underway to review these for the whole LGA.</p> <ul style="list-style-type: none"> • Query: does the Proposal encourage Government to enhance local infrastructure such as schools, hospital etc? <ul style="list-style-type: none"> ○ Officers clarified PRCUTS is a State endorsed strategy and it is their responsibility to address shortfalls in State provided. • Query: how does the Proposal influence increased recreational facilities. <ul style="list-style-type: none"> ○ Officers advised development contributions resulting from the Proposal will assist and there are more direct interventions such as the Hay Street Car Park in Leichhardt. • Query: with so many landowners involved, how is the Proposal realised? Would it rely on amalgamation and how is this realised? <ul style="list-style-type: none"> ○ Officers advised the draft DCP accompanying the Proposal outlines amalgamation plans and preferred lot sizes to achieve intended outcomes. Not forced, rather incentivises (through Incentive controls) landowners and development industry to act. 			
5.	<p>Strategic Planning Projects update Slide provided but due to time constraints no discussion.</p>	<p>Action: Committee meeting slides (including projects update) to be circulated and uploaded to website</p>	Convenors	With minutes
6.	<p>AOB</p>	<p>Action: all members who wish to attend to RSVP ASAP</p>	Committee Members	ASAP following this meeting

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	<ul style="list-style-type: none"> Local Democracy Group End of Year Reception – 11 December 	<p>Action: members to provide dot points to Chair for consideration in update to Reception</p>		

Distribution of minutes and actions

Minutes were distributed to members, uploaded to the website and emailed to Councillors via the Governance Team on 5 December 2023.

Next Meeting

26 February 2024

Attachments to Minutes:

- Presentation slides, including Addendum of Tree Canopy slide.