



INNER WEST LOCAL PLANNING PANEL BRIEFING

21 SEPTEMBER 2021

BRIEFING MINUTES

MINUTES of the **BRIEFING** of the **INNER WEST LOCAL PLANNING PANEL MEETING**
held by Zoom Teleconference on 21 September 2021.

Present: Adjunct Professor David Lloyd QC, Mr Brian Kirk; Mr John McInerney;
Ms Kath Roach.

Staff Present: Strategic Planning Manager, Team Leader Strategic Planning ,
Senior Specialist Strategic Planner and Administration Officers.

Staff Briefing commenced: 10:00am and finished at 11:00am

BRIEFING OF THE PANEL

IWLPP903/20 Agenda Item 1	122-130 Pymont Bridge Road, 206 Parramatta Road, Annandale
Description	<p>Planning proposal to amend the draft Inner West Local Environmental Plan (IWLEP) 2021 for the site to:</p> <ul style="list-style-type: none"> • rezone the site from IN2 Light Industrial to B5 Business Development. • provide an incentive Floor Space Ratio (FSR) of 4:1 and an incentive Height of Building (HOB) of 35m equivalent to 8 storeys for a development with at least 9,000 sqm of health service facility. • allow ancillary retail uses up to a maximum of 1000 sqm. • prohibit residential accommodation, tourist or visitor accommodation. • introduce new site-specific provisions to ensure that a development relying on the FSR and HOB incentives: <ul style="list-style-type: none"> ○ achieves appropriate built form, setbacks and transition. ○ provides adequate setbacks and active frontages to key streets. ○ provides walking and cycling connections along Mathieson Street between Cahill Street and Parramatta Road with enhanced safety through creation of a “Shared Zone”. ○ provides at least 600sqm of new public open space/landscaped plaza along Mathieson Street. ○ contributes towards community infrastructure with public domain improvements along Cahill Street, Pymont Bridge Road, Parramatta Road and Mathieson Street, including footpath widenings, traffic calming, landscaping and water sensitive urban design. ○ includes end of journey facilities to support walking and cycling. ○ ensures that development will not significantly increase the amount of traffic on the adjoining street network. ○ incorporates mechanisms to reduce urban heat including “green” infrastructure and planting. ○ provides an environmentally sustainable 6-Star Green Star rated building. <p>This proposal is consistent with State and Council endorsed policies including Eastern City District Plan, Parramatta Road Corridor Urban Transformation Strategy, Camperdown-Ultimo Collaboration Area Place Strategy, Inner West Local Strategic Planning Statement and Employment and Retail Lands Strategy.</p>
Applicant	FPD Pty Ltd

A brief summary of the Planning Proposal and Assessment Report was presented to the Inner West Local Planning Panel (the Panel) by Council Officers.

The following points summarise the key points discussed during the briefing:

- Strategic Planning provided a presentation on the Planning Proposal.
- Introduction and background of the proposal, plus the reasons for not supporting the proponent's Planning Proposal.
- Council's refined Planning Proposal that responded to the proponent's Planning Proposal request.
- Council officer's alternative recommendation to the Planning Panel Report in consideration of proponent's recent submission to the Panel.
- The Panel members sought clarifications regarding various aspects of the Planning Proposal including proposed land uses (health facility use), proposed built form, car parking rates and FSR and HOB incentives mechanism.
- Clarifications were also sought regarding the proponent's submission to expand the extent of permissible uses for this site in line with the wider objectives of the Camperdown-Ultimo Collaboration Area Place Strategy and Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) including health, education, commercial and innovative employment uses.
- Panel members questioned whether the proponent's submission to them was moving away from the commitment to deliver a health facility as presented in the Planning Proposal reports.
- Clarifications were also sought regarding any Planning Agreement negotiations with the proponent regarding land dedication to Council and easement access to the new public space.
- Council officers clarified that it is Council's intention to negotiate land dedications along Mathieson Street and Cahill Street (basement setbacks to be adjusted accordingly); and an easement/ right off way access to the proposed new public space.
- Panel members sought clarification regarding how the cap of 1000sqm maximum retail GFA was arrived at.
- It was clarified that the maximum retail GFA is in line with the aspirations to activate Pyrmont Bridge Road and Mathieson Street frontages and had been agreed with the proponent who had requested that a maximum 50% of the site area be considered for retail uses to provide flexibility.
- There were also concerns regarding the need to balance sustainable transport with the demand of car parking for the visitors of proposed health facility.
- A question was raised regarding Council's prohibition of serviced apartments. Council officers clarified that serviced apartments would be prohibited on this site and generally throughout the precinct in order to protect employment land. Residential and serviced apartments may be considered more appropriate for sites which are recommended for rezoning to Residential in PRCUTS and in the B2 Local Centre zone along Parramatta Road.
- Panel members agreed that there may be scope to expand the uses to health and education sectors in line with the redevelopment of this precinct. The Panel members also deliberated on whether permitting a wide range of commercial uses would be conducive to achieving the health education aspirations of the precinct. They considered it would be beneficial to listen to proponent's argument as part of the Panel meeting.

The staff briefing of the Inner West Planning Panel concluded at 11:00am.

CONFIRMED:

A handwritten signature in blue ink, appearing to read 'D. A. Lloyd', is positioned above the printed name.

**Adjunct Professor David Lloyd QC
Chairperson
21 September 2021**