

Item No:

Subject: DRAFT DEVELOPMENT CONTROL PLAN - 122-130 PYRMONT BRIDGE ROAD AND 206 PARRAMATTA ROAD ANNANDALE

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RECOMMENDATION

That Council:

- 1. Place the draft site-specific Leichhardt Development Control Plan 2013 amendment for 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale on public exhibition in accordance with requirements of Council's Community Engagement Framework, Environmental Planning and Assessment Act 1979 and Assessment Regulation 2021;**
 - 2. Receive a post exhibition report for its consideration.**
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DISCUSSION

This report seeks to provide an update on the draft Local Environmental Plan (LEP) and Development Control Plan (DCP) amendment for the site 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale.

It also seeks approval to commence the community consultation associated with the Site Specific DCP. Given that the State Government's Sydney Eastern City Planning Panel (SECPP) has approved the LEP controls for finalisation, it is prudent for Council to have detailed DCP controls in place before any development application is lodged for the site to minimise any potential impacts on the community.

Council's support is sought for this draft DCP amendment to be placed on public exhibition in line with the requirements of Council's Community Engagement Framework, Environmental Planning and Assessment (EP&A Act 1979) and Environmental Planning and Assessment (EP&A Regulation 2021).

1. Background

On 30 June 2021, Council received a Planning Proposal request for the site to amend the Inner West LEP 2022 to facilitate redevelopment of the industrial zoned site to a health service facility through changes to Land-Use Zoning, Floor Space Ratio (FSR) and Height of Buildings (HOB) controls.

The Planning Proposal was assessed and reported to the Inner West Local Planning Panel (IWLPP) in September 2021. The proposal was identified to have some strategic merit but raised concerns relating to land use, urban design, traffic, access, and public domain outcomes as well as the need to consider precinct-wide approach to planning. An alternate Planning Proposal drafted by Council officers was presented for IWLPP's consideration which addressed the issues with proponent's proposal and considered to have strategic merit.

IWLPP advised Council to not support the proponent's Planning Proposal and determined to support the alternate Planning Proposal as prepared by Council officers.

However, in October 2021, the proponent lodged a Rezoning Review to the Department of Planning & Environment (DPE) as Council did not formally consider the Planning Proposal within 90 days. On 30 November 2021, the Sydney Eastern City Planning Panel (SECPP) determined to support the proponent's Planning Proposal with modifications as it considered the proposal to have demonstrated strategic merit and consistent with State and Local Government strategies. It is noted that SECPP's decision to modify the proposal was to bring it in line with Council's aspirations of the site as per the alternate Planning Proposal.

On 12 May 2022, DPE issued a Gateway Determination for the proposal to proceed to public exhibition subject to modifications.

Council's role in the assessment of the Planning Proposal has been significantly reduced due to the before-mentioned events. The Planning Proposal was exhibited by DPE for 22 working days, from 23 June 2022 to 22 July 2022. A total of seven submissions were received by DPE, including submission made by Inner West Council (Attachment - 2). Six submissions were from Government agencies and one submission of support was received from a local resident.

Subsequently, the SECPP considered a post-exhibition report on the proposal on 17 November 2022 and advised the Minister for Planning to proceed with making the LEP amendment (Attachment – 3). DPE is currently finalising the site-specific LEP amendment with the gazettal considered to be imminent. Council's role is to prepare the site-specific DCP amendment to support the future LEP controls for the site.

2. The Site and Context

The IN2 Light industrial zoned site (Figure 1) is located at the corner of Pyrmont Bridge Road and Parramatta Road with additional road frontages to Cahill Street to the north and Mathieson Street to the west. The site comprises 7 lots, with a total site area of approximately 2,570m². The existing buildings on the site include three commercial buildings (each two storeys) with ground level car parking to the rear of 130 Pyrmont Bridge Road.



Figure 1: The subject site

The site is located within the Camperdown precinct (Figure 2) of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) which was given statutory force via Section 9.1

Ministerial Direction in November 2016. It is also located on the western periphery of the Tech Central Precinct, within the Camperdown activity node (Figure 3) and identified in the Greater Cities Commission’s (GCC) endorsed Camperdown-Ultimo Collaboration Area Place Strategy 2018.



Figure 2: Subject site in context with PRCUTS Camperdown precinct



Figure 3: Subject site in context with Tech Central

3. Draft site-specific LEP Amendment

The Planning Proposal i.e. draft site-specific LEP amendment, as exhibited and subsequently supported by SECPP for finalisation, seeks to:

- Rezone the site from IN2 Light Industrial to B5 Business Development Zone
- Increase the FSR from 1:1 to 4:1
- Introduce a new height of building control of 35m (equivalent to 8 storeys)
- Allow retail premises as an additional permitted use
- Introduce a new local provision which requires the proposed development to satisfy the below criteria prior to being granted development consent:
 - confirms the objective of the proposed development is to encourage health, education and cultural uses in the Camperdown-Ultimo Collaboration Area.
 - deliver at least 75% of the floorspace as employment uses associated with health, education, research, technology and creative uses
 - not include any tourist and visitor accommodation
 - provide active frontages to Mathieson Street, Parramatta Road and Pyrmont Bridge Road
 - not significantly increase the amount of traffic on the adjoining street network including but not limited to Parramatta Road, Mathieson Street, Pyrmont Bridge Road, Cahill Street, Cahill Lane, Water Street and Gordon Street
 - include end of journey facilities to support walking and cycling.
 - require state infrastructure contributions
- Require a site-specific DCP to be in place prior to approval of development application.

It is expected that DPE will finalise this LEP amendment by March 2023.

4. Site-specific DCP amendment

The proponent's Planning Proposal is accompanied with a draft site-specific DCP amendment to Leichhardt DCP 2013 which was submitted to Council for assessment in March 2022. Council officers undertook a detailed assessment of the DCP and identified gaps in relation to built form, public domain, parking and access controls.

Subsequently, a revised draft DCP amendment has been prepared by Council officers which intends to support the proposed LEP amendment and deliver more detailed controls with respect to future built form, sustainability, public domain, among other matters.

Key components of this draft DCP include:

- **Built form and urban design** to provide detailed guidance on height, setbacks and transition (see Figures 3-6).
- **Public Domain treatment** to integrate with Council's masterplan along Pyrmont Bridge Road and future plans around Mathieson Street and Cahill Street. This includes land dedication to Council – 6m along Mathieson Street and 3m along Cahill Street. Additionally, setbacks are required to provide right of way/ easement along Pyrmont Bridge Road and a new public plaza along Mathieson Street entrance (see Figures 3-7).
- **Landscaping and Deep Soil planting** which requires minimum 10% deep soil planting along Mathieson Street and 15% tree canopy cover (see Figure 7).
- **Ecologically Sustainable Development** to deliver a minimum 5 Star Green Star Buildings Certified Rating and include passive design features, water sensitive urban design, full electrification of utilities and recycled water use.
- **Parking and access** with requirements for car/motorcycle/bike parking, vehicular access (See Figure 8), Electric Vehicle charging etc.

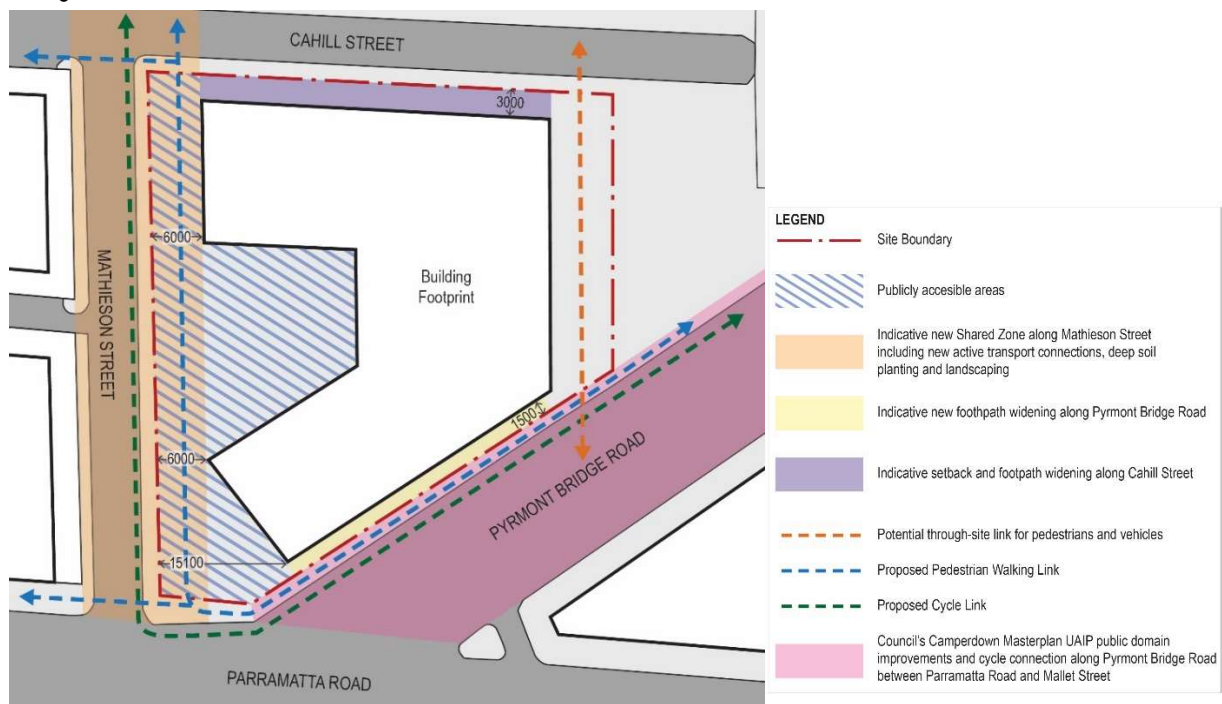


Figure 3: Indicative site plan layout and public domain improvements

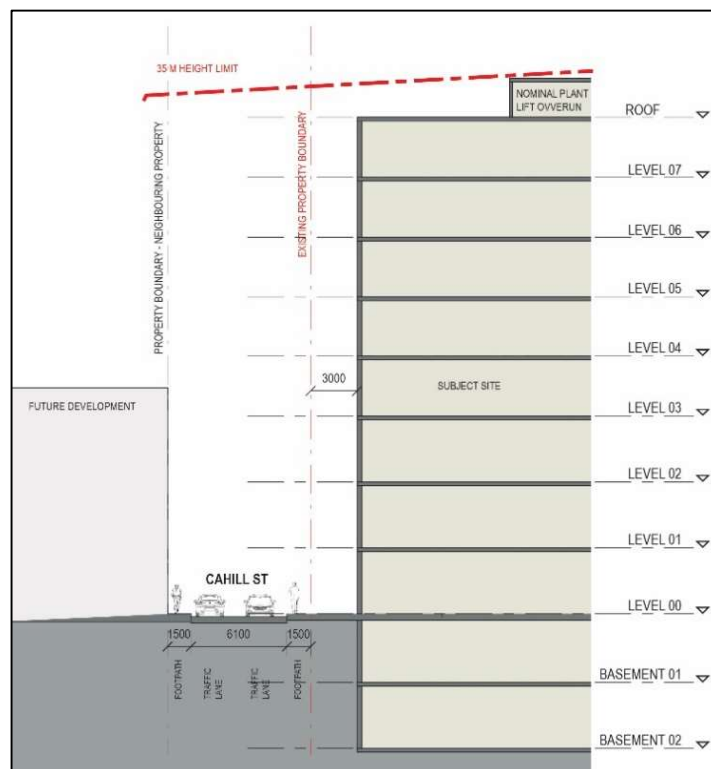


Figure 4: Built form setback on Cahill Street

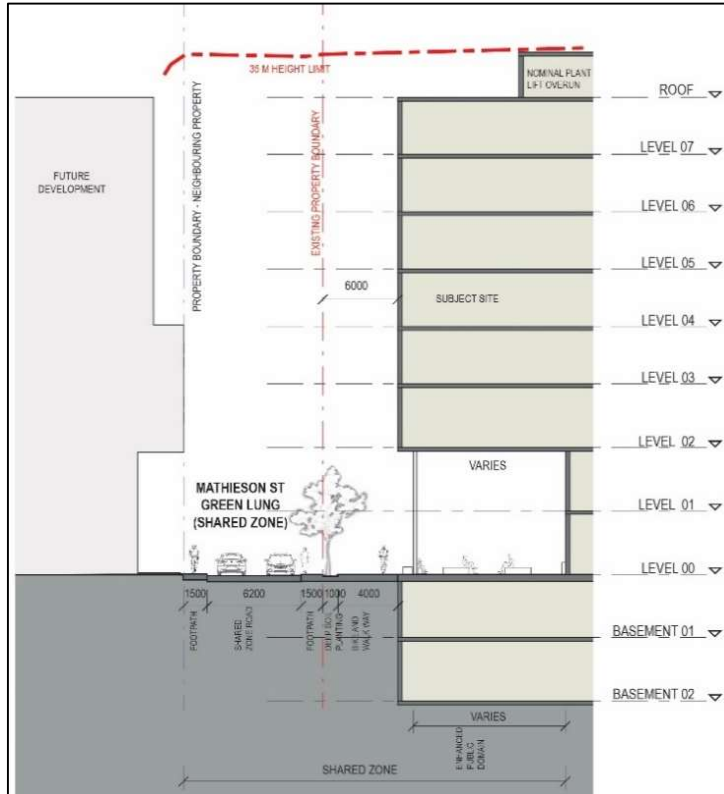


Figure 5: Built form setback on Mathieson Street

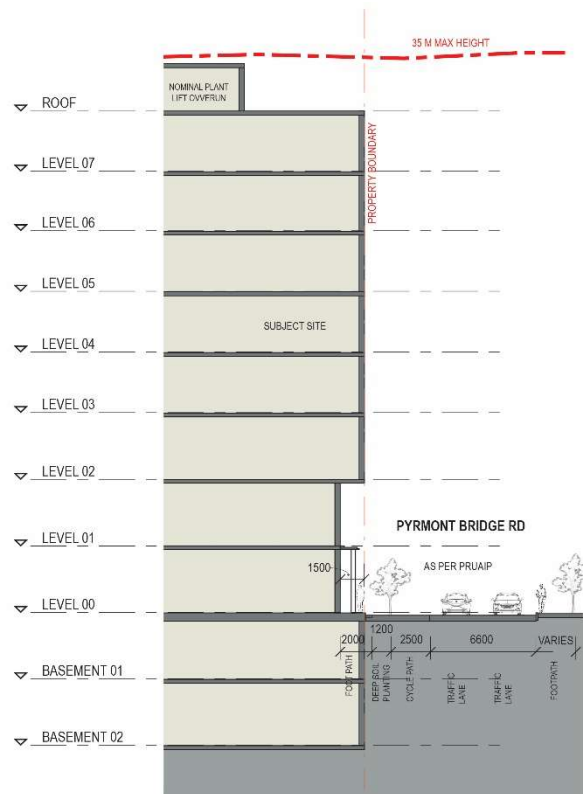


Figure 6: Built form setback on Pyrmont Bridge Road



Figure 7: Deep soil and landscaped area

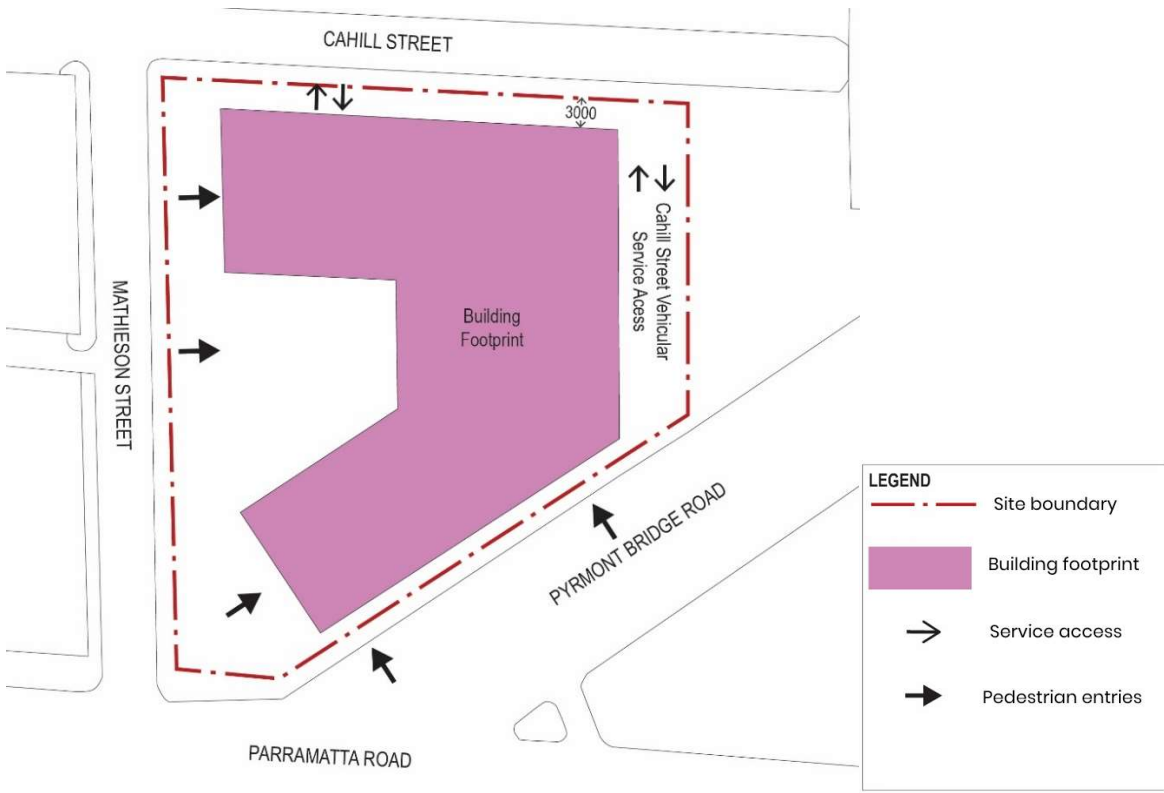


Figure 8: Access points

This draft DCP has been prepared in accordance with the Division 3.6 of the Environmental Planning & Assessment Act (EP&A Act) 1979 and Division 2 of the Environmental Planning & Assessment Regulation (EP&A Regulation) 2021. Council's support is sought for this draft DCP amendment to be placed on public exhibition for 28 days in line with the requirements of Council's Community Engagement Framework, EP&A Act 1979 and EP&A Regulation 2021.

5. Relationship with Tech Central work

Council is currently undertaking precinct-planning work for Camperdown ("Camperdown Structure Plan") to implement PRCUTS and Tech Central's aspirations of a globally competitive health and education precinct. The scope of works includes investigation of new land-uses, built form, connections, and public domain improvements to realise the precinct's potential as a health and education precinct.

This jointly commissioned project with NSW Health, Sydney Local Health District, GCC and City of Sydney is expected to be completed in late 2023 and will provide recommendations for future LEP/DCP controls for the Camperdown precinct. The Planning Proposal (Attachment 4) and associated draft DCP for this site comes ahead of Council's work on the precinct-wide Structure Plan. Council officers have considered the wider Tech Central work and precinct-planning work in drafting of the site-specific DCP to ensure alignment with key projects which are being undertaken simultaneously.

6. Status of Planning Agreement

Council's Property team is negotiating a Planning Agreement with the proponent in relation to the proposed public domain upgrades and dedication of parts of site to Council. These matters relate to:

- Provision of setbacks along Cahill Street, Mathieson Street and Pyrmont Bridge Road;
- Provision of new Shared zone along Mathieson Street to provide walking and cycling connection along Mathieson Street towards Johnstons Creek;
- New public plaza(s) at the intersection of Mathieson Street, Parramatta Road and Pyrmont Bridge Road.

It is critical that the Planning Agreement be exhibited and finalised urgently to deliver the public domain outcomes as envisaged in the draft site-specific LEP/ DCP.

FINANCIAL IMPLICATIONS

None

ATTACHMENTS

1. Attachment 1: Draft DCP for 122-130 Pyrmont Bridge Road and 206 Parramatta, Road Annandale
2. Attachment 2: Council's Submission to State Government - Public Exhibition of Planning Proposal
3. Attachment 3: Sydney Eastern City Planning Panel Decision Post Exhibition
4. Attachment 4: Planning Proposal document as exhibited