

|                                 |  |
|---------------------------------|--|
| <b>DATE OF DETERMINATION</b>    | 17 November 2022   |
| <b>PANEL MEMBERS</b>            | Carl Scully (Chair), Jan Murrell, Gail Connolly, Darcy Byrne, Philippa Scott |
| <b>APOLOGIES</b>                | None   |
| <b>DECLARATIONS OF INTEREST</b> | None   |

#### **PLANNING PROPOSAL**

##### **PP-2021-5718 – Inner West - AT 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale**

The planning proposal seeks to amend the *Leichhardt Local Environmental Plan 2013* to facilitate the redevelopment at 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale for the purpose of a health services facility.

#### **PANEL CONSIDERATION AND DECISION**

The panel considered: the material listed at item 4, and the material presented at meetings and matters observed at site inspections listed at item 5 in Schedule 1.

As the Planning Proposal Authority, the Panel determined to recommend to the Minister that the proposed instrument, as described in Schedule 1, should be made as amended below in accordance with S3.36 of the EP&A Act.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

#### **REASONS FOR THE RECOMMENDATION**

The rezoning of the site with the local provision is consistent with the Camperdown Precinct Plan and Tech Central Precinct.

The Panel concurs with the Department of Planning and Environment's Post-Exhibition Report and considers that the planning proposal is suitable for finalisation subject to an amendment to the wording of the local specific provision to read as follows – "Deliver at least 75% of the floorspace as **employment** uses associated with health, education, research, technology and creative uses."

The Panel agrees:

- the proposal demonstrates strategic and site-specific merit;
- the conditions of the Gateway have been met; and
- agency and community consultation has occurred in accordance with the Gateway determination and all submissions have been adequately considered by the Department.

Panel comments:

- the Panel encourages the Council to adopt a site specific DCP as a matter of priority to guide the development application process.
- the Panel also notes that negotiations on the VPA are significantly advanced and the Council should make every effort to finalise the agreement prior to gazettal of the draft LEP.

PANEL MEMBERS

A blue ink signature of Carl Scully, written in a cursive style.

Carl Scully (Chair)

A blue ink signature of Jan Murrell, written in a cursive style.

Jan Murrell

A black ink signature of Gail Connolly, written in a cursive style.

Gail Connolly

A black ink signature of Darcy Byrne, written in a cursive style.

Darcy Byrne

A blue ink signature of Philippa Scott, written in a cursive style.

Philippa Scott

| SCHEDULE 1 |   |   |
|------------|---|---|
| 1          | PANEL REF – LGA – PLANNING PROPOSAL NO. - ADDRESS | PP-2021-5718 – Inner West - AT 122-130 Pymont Bridge Road and 206 Parramatta Road, Annandale  |
| 2          | LEP TO BE AMENDED                                 | Leichhardt Local Environmental Plan 2013  |
| 3          | PROPOSED INSTRUMENT                               | The planning proposal seeks to amend the <i>Leichhardt Local Environmental Plan 2013</i> to facilitate the redevelopment at 122-130 Pymont Bridge Road and 206 Parramatta Road, Annandale for the purpose of a health services facility.  |
| 4          | MATERIAL CONSIDERED BY THE PANEL                  | <p>Department of Planning and Environment's Post-Exhibition Report with Attachments A to K.</p> <p>Attachment A – Planning Proposal (May 2022)</p> <p>Attachment B – Rezoning Review Record of Decision (November 2021)</p> <p>Attachment C – Gateway Determination (May 2022)</p> <p>Attachment D – Assessment Against Gateway Determination</p> <p>Attachment E – Authorisation of exhibition (June 2022)</p> <p>Attachment F – Submissions table</p> <p>Attachment G – Community submission (redacted)</p> <p>Attachment H – Submission on behalf of proponent</p> <p>Attachment I – Council submission</p> <p>Attachment J – Agency submissions</p> <p>Attachment K – Proponent response to submissions (August 2022)</p>   |
| 5          | MEETINGS AND SITE INSPECTIONS BY THE PANEL        | <ul style="list-style-type: none"> <li>• Department Briefing: 17 November 2022, 9:00am-9:35am <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Gail Connolly, Darcy Byrne, Philippa Scott</li> <li>○ <u>Department</u>: Brendon Roberts, Alex Galea, Louise McMahon, Jonathan Saavedra</li> </ul> </li> <li>• Proponent and Council Briefing: 17 November 2022, 9:35am-10:30am <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Gail Connolly, Darcy Byrne, Philippa Scott</li> <li>○ <u>Department</u>: Brendon Roberts, Alex Galea, Louise McMahon, Jonathan Saavedra</li> <li>○ <u>Council</u>: Gunika Singh, Nicola Viselli, Denise Bengier</li> <li>○ <u>Applicant</u>: Anna Johnston, Michael File, Rob Thomas, Alex Sicari, Banjo Bond</li> <li>○ Key issues discussed: public exhibition, seven submissions and responses including site specific clause and addition of the word 'employment' to proposed land uses; precinct planning for the area to establish education and health industries; and DCP &amp; VPA being in place prior to LEP commencing.</li> </ul> </li> <li>• Panel Discussion: 17 November 2022, 11.15am-12.05pm <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Gail Connolly, Darcy Byrne, Philippa Scott</li> <li>○ <u>Department</u>: Brendon Roberts, Alex Galea, Louise McMahon, Jonathan Saavedra</li> </ul> </li> </ul> |