



LOCAL PLANNING PANEL

PLANNING PROPOSAL

MINUTES

*Halliday Room
City of Canada Bay Council
1A Marlborough Street
Drummoyne*

10 April 2024

Present: Geraldine Hoeben (Chair)
Jason Perica (Expert Panel Member)
Judy Clark (Expert Panel Member)
Anita Kazi (Community Representative)

In attendance: Paul Dewar, Manager Strategic Planning
Tina Kao, Senior Strategic Planner
Helen Wilkins, Senior Strategic Planner
Dimity Maike, Panels Coordinator

ITEM 1 PLANNING PROPOSAL; PP2024/0001; 171-179 GREAT NORTH ROAD AND 1A-1B HENRY STREET, FIVE DOCK

This Planning Proposal seeks to amend the Canada Bay Local Environmental Plan 2013 (CBLEP) building height and FSR to facilitate a high-density mixed use development on land that is adjacent to the future Five Dock Metro West station and that contains heritage buildings.

The Panel's role is to provide advice to Council for their consideration. In providing advice, the Panel considers the strategic merit and site-specific merit of the Planning Proposal.

The Panel has considered the information and material presented by Council, the applicant's representative in their address to the Panel, together with matters observed during the site inspection.

RESOLVED

1. The Panel agrees there is strategic and site-specific merit in reviewing the planning controls for the site.
2. In broad terms, there are opportunities arising from the future adjacent Metro station, while balancing core considerations related to heritage assets and impacts, place-making, and wider context. The balance of these opportunities and considerations have given rise to very different solutions to the revised planning controls.
3. The Panel notes the Council staff have provided a thorough and thoughtful review of the proposal and are undertaking wider master-planning work for the Precinct. The review of this Planning Proposal has included detailed independent external advice and analysis regarding urban design and heritage issues. This has largely driven the recommendation from Council staff.
4. The applicant will need to carefully consider access in and out of the site in the context of the constrained local road network.
5. The height, scale and siting of the concept underlying the Planning Proposal is excessive for the site and unduly comprises the heritage significance of the site, and the Panel does not support removal of the Church hall.
6. The Panel supports the recommendation of Council staff, which provides reasonable additional height and development capacity, while appropriately considering and balancing strategic and site-specific considerations related to the Metro station, heritage issues, wider context and place making opportunities for social interactions for the wider community. If the master planning and strategic review of the Precinct recommends greater heights around the Metro station, for which there would seem to be opportunity, the

appropriate location of additional location of additional height on the subject site is in the location of the recommended height increase. The ultimate height limit, whether it be 30 metres or more, should also be informed by a wider strategic review led by Council.

7. In site specific terms, there would be opportunity and benefit if the three sites on the corner of Great North Road and Henry Street, Five Dock were able to be incorporated into an integrated development with the Church site, particularly in terms of shared basement parking and opening up ground plane linkages and opportunities.

VOTING

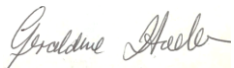


The voting in respect of this matter was 4/0.

For: Hoeben, Perica, Clark, Kazi.

Against: Nil.

ADOPTION OF MINUTES:

We, the undersigned members of the Canada Bay Local Planning Panel, certify that these Minutes are an accurate record of the Planning Proposal Meeting of 10 April 2024.

PANEL MEMBERS	
Geraldine Hoeben 	Jason Perica 
Judy Clark 	Anita Kazi 