REZONING REVIEW
RECORD OF DECISION
SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DECISION	30 November 2021
PANEL MEMBERS	Carl Scully (Chair), Jan Murrell, Gabrielle Morrish, Deborah Laidlaw Brian McDonald
APOLOGIES	None
DECLARATIONS OF INTEREST	None

REZONING REVIEW
PP-2021-5090 – Inner West – 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:
- ☐ The Council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☒ The Council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION
The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:
- ☒ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☐ **should not** be submitted for a Gateway determination because the proposal has
  - ☐ not demonstrated strategic merit
  - ☐ has demonstrated strategic merit but not site specific merit

The decision was unanimous.

REASONS FOR THE DECISION

The Panel is satisfied that while the Proponent's Planning Proposal demonstrates both strategic and site specific merit, and is generally consistent with State and Local Government strategies for the site, at the same time and importantly, there is a need to provide greater certainty for the built form and land uses for this key site.

As such, the Panel strongly recommends that the Planning Proposal to be exhibited is modified to be generally consistent with the document received from the Inner West Council (IWC) document titled '*Planning Proposal*' dated September 2021, with the exception of the built form controls that instead be those as contained within the recommendations of the *'Design Inc Urban Design Peer Review Report'*, dated 10 September 2021. These built form provisions are to be exhibited concurrently with the Planning Proposal as a draft design guideline document that can inform a future draft DCP for the site. (Note: the Panel has considered the above IWC September 2021 document as a submission to the Panel from the Inner West Council.)

The reasons for this recommendation:
- The Panel is concerned that adoption of an unrestricted B5 zoning could lead to development that is inconsistent with the '*Camperdown/Ultimo Collaboration Area Place Strategy'*. This identifies that the site is located within an area for broader medical and educational purposes as opposed

to a hotel, motel or commercial uses that are also permissible in the B5 zone under the draft Inner West LEP 2020.

- The Panel considers the Planning Proposal must provide certainty with respect to permissible use in accordance with the priorities and actions as identified in the above Place Strategy, and supports a clause to require, say 75-80% of GFA, to be for the uses as identified in the Strategy, potentially by GFA/Height incentive provisions.
- The Panel considers that a draft design guideline/detailed built form outcomes document should be exhibited concurrently with the Planning Proposal.

In the event the above matters are not capable of being incorporated into the Planning Proposal to be exhibited the Panel recommends it should not proceed to Gateway.

PANEL MEMBERS	
Carl Scully (Chair)	Jan Murrell
Gabrielle Morrish	Deborah Laidlaw
Brian McDonald	

SCHEDULE 1		
1	**PANEL REF – LGA – DEPARTMENT REF - ADDRESS**	PP-2021-5090 – Inner West – 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale
2	**LEP TO BE AMENDED**	Leichhardt Local Environmental Plan 2013
3	**PROPOSED INSTRUMENT**	The proposal seeks to amend the Leichhardt Local Environmental Plan 2013 for the site at 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale. The rezoning review seeks to: • Rezone the site from IN2 Light Industrial to B5 Business Development; • Apply a maximum height control of 35m / 8 storeys; • Amend the floor space ratio control from 1:1 to 4:1; and • Allow up to 1,000sqm of floor space for retail premises on the ground floor as an additional permitted use.
4	**MATERIAL CONSIDERED BY THE PANEL**	• Rezoning review request documentation • Briefing report from Department of Planning, Industry and Environment
5	**BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY**	• **Site inspection:** Panel members visited the site independently, prior to 26 November 2021. • **Briefing with Department of Planning, Industry and Environment (DPIE):** 26 November 2021 o Panel members in attendance: Carl Scully (Chair), Jan Murrell, Gabrielle Morrish, Deborah Laidlaw, Brian McDonald o DPIE staff in attendance: Laura Locke, Eva Stanbury, Katrina Burley • **Joint briefing with Council and Proponent:** 26 November 2021 o Panel members in attendance: Carl Scully (Chair), Jan Murrell, Gabrielle Morrish, Deborah Laidlaw, Brian McDonald o DPIE staff in attendance: Eva Stanbury, Katrina Burley o Council representatives in attendance: Gunika Singh, Daniel East, Roger Rankin, Nicola Viselli o Proponent representatives in attendance: Alex Sicari, Rob Thomas, Michael File