



**Item 3 - Attachment P - LPP
Planning Proposal Minutes 16.08.21**

LOCAL PLANNING PANEL

PLANNING PROPOSAL

MINUTES

Meeting to be held via Microsoft Teams

16 August 2021

Present: Peter Wells (Chair)
Larissa Ozog (Expert Panel Member)
Jason Perica (Expert Panel Member)
Helen McCaffrey (Community Representative)

In attendance: Paul Dewar, Manager Strategic Planning
Helen Wilkins, Senior Strategic Planner

ITEM 1 PLANNING PROPOSAL; PP2021/0004; 202 GEORGE STREET, CONCORD WEST PRECINCT

This Planning Proposal seeks to amend the Canada Bay Local Environmental Plan 2013 (CBLEP) to change the zoning and planning controls in the area in Concord West bounded by the Northern rail line (east); Homebush Bay Drive, excluding 7 Concord Avenue and Victoria Avenue School (west); Concord Avenue (north); and 176-184 George Street and 1 King Street (south) as follows:

- a) Rezone the land from R2 Low Density Residential, R3 Medium Density Residential and IN1 General Industrial to R4 High Density Residential and B1 Neighbourhood Centre.
- b) Introduce minimum development lot sizes of 1,500sqm and 2,500sqm.
- c) Increase the maximum building heights from 8.5m, 10.0m, 12.0m and 16.0m to 28.0m (8 storeys), 41.0m and 42.0m (12 storeys), with potential additional 'bonus' height for certain lots if the lots are amalgamated and the development includes public open space that is at least 1,500sqm. However, the amount of bonus height is unspecified and the area of public open space includes public land (part of King Street).
- d) Increase the FSRs from 0.5:1, 0.75:1 and 1.0:1 to between 2.0:1 and 3.6:1, with potential additional 'bonus' FSR is proposed for certain lots if the lots are amalgamated, the development includes public open space that is at least 1,500sqm, the area of public open space includes part of King Street, and if certain design quality objectives are achieved.
- e) Active street frontages to certain land on Victoria Avenue and King Street.

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 had the benefit of a presentation from the applicant (and their representatives) and an opportunity to question the applicant. The Panel has inspected the site by physical or electronic means (such as using Google maps and streetview).

RESOLVED

The Panel agrees with Council's recommendation that the Planning Proposal should not proceed and lacks both strategic and site specific merits. The Panel particularly advised that:


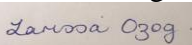

1. The PRCUTS is a suite of very detailed documents, and was developed following significant public consultation and led by the State Government, importantly including aligning infrastructure with proposed density increases. This planned aligned infrastructure provision is much wider than just traffic and transport. The proposal seeks a significant change to the allowable density (in the order of an additional 1000 dwellings), as well as a change to the vision and type of housing to be provided. The density proposed in PRCUTS also

responded to the “edge” conditions and transition to surrounding lower density areas. The significance of the proposed change would necessitate a review and revision of the PRCUTS documents, through and by the State Government, rather than a proponent-initiated proposal. It is noted that the proponent does not have the ownership or control of the land to deliver the proposal being put forward.

2. Given the long and detailed process of PRCUTS (as well as the s9.1 Direction), it is appropriate that guidance be followed unless there are clear and compelling reasons to deviate from that PRCUTS proposals. Such merit is not apparent in this case.
3. The Council is leading a precinct-wide Planning Proposal for the site and area, and it is noted this is at Gateway stage. This is the appropriate pathway to review and implement the planning changes for the area.
4. This Planning Proposal under consideration today is premature noting Council is undertaking a precinct wide flooding study and traffic study along with two other Councils and Transport for NSW in response to the PRCUTS study and implementation plan.

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 16 August 2021:

PANEL MEMBERS	
Peter Wells 	Larissa Ozog 
Jason Perica 	Helen McCaffrey 