

<b>DATE OF DEFERRAL</b>	Thursday 8 February 2018
<b>PANEL MEMBERS</b>	Carl Scully (Chair), John Roseth, Sue Francis, Vivienne Albin
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Mike Ryan declared a conflict of interest as he provided consultancy services on the initial planning proposal.

Public meeting held at Strathfield Library 65-67 Rochester Street Homebush on Thursday, 8 February 2018, opened at 5.00pm and closed at 6.00pm.

#### **MATTER CONSIDERED**

2017SCL032 – Strathfield - PP\_2017\_STRAT\_001\_00 at 11-17 Columbia Lane Homebush

The planning proposal seeks to amend the Strathfield Local Environmental Plan 2012 to rezone the site from R4 High Density Residential to B4 Mixed Use, increase the maximum height of buildings from 32 metres to 80 metres and increase the maximum floor space ratio (FSR) from 2.7:1 to 5:1 at 11-17 Columbia Lane, Homebush.

#### **PUBLIC SUBMISSIONS**

The Panel heard submissions on the matter from the following parties:

- In objection – Mayor Vaccari, Lawrie Zabow, Clr. Duggan, Jessica Leung, Vipin Matthews, Prabha Range, Andrew Ng, Clr Karen Pensabene, Matt Chistino, Charles Jago, Veronica Tatarinoff
- On behalf of the proponent – Samantha Wilson

#### **REASONS FOR DEFERRAL**

The Panel considered the report of the Department and the submissions received during the public exhibition period as well as those issues raised at the public meeting on 8 February 2018.

The Site is within the Homebush precinct of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). The Gateway required the planning proposal to be consistent with the PRCUTS when finalised. Likewise, the S117 Directive 7.3 require any relevant planning authority to make decisions on planning proposals, which are consistent with the PRCUTS.

As amended, the proposed height and floor space ratio are consistent with the PRCUTS.

However, the final version of the PRCUTS includes the Parramatta Road Implementation Plan 2016, which requires that prior to any rezoning commencing a “Precinct-wide traffic study and supporting modelling is required to be completed which considers the recommended land uses and densities, as well as future Westconnex conditions, and identifies the necessary road improvements and upgrades required to be delivered as part of any proposed renewal in the Precinct”.

This planning proposal is part of the renewal of the precinct and since the pre-Gateway review allowed the progression of the planning proposal on the basis that it be consistent with the finalised PRCUTS, it would be unreasonable and inconsistent with the earlier decision to allow the increased height and floor space ratio to without also the need to address the transportation issues.

The proposed provisions are inadequate in relation to affordable housing as required by the PRCUTS. It is also unclear what the “satisfactory arrangements” are as required by the PRCUTS.

Finally, the solar access and impact analysis on the future apartments on this site has not taken into account that the site adjoining to the north is also likely to be developed to the intensity suggested in PRCUTS. The Panel notes that the development of the site to the north is likely to result in the majority of north-facing apartments being in shadow in mid-winter. The solar analysis does not address this problem.





The Panel therefore recommends the following:

1. That the planning proposal be deferred until the outcome of the precinct wide traffic study is known in mid-2018. Such traffic study should also consider weekend impacts.
2. That subject to the outcome of the traffic study, suitable amendments are made to the planning proposal.
3. That a minimum of 5% affordable housing be provided in the planning proposal as part of the amending EPI.
4. That clarification of the "satisfactory arrangements" indicated by the Departments report be clarified.
5. Clarification of the solar access and solar impact having regard to all current and likely future development in the precinct.

When this information has been received, the panel will hold another public determination meeting.

The decision to defer the matter was unanimous.

The public meeting closed at 6.00pm and the Panel then deliberated on the matter and formulate a resolution.

PANEL MEMBERS	
 Carl Scully (Chair)	 John Roseth
 Sue Francis	 Vivienne Albin