

DATE OF DECISION	22 June 2020
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Julie Savet Ward, Ned Attie and Eddy Sarkis
APOLOGIES	Gabrielle Morrish
DECLARATIONS OF INTEREST	Clr Sarkis noted that he had received a briefing regarding this site at Council several years previously. He has however not been involved in any decision making in this regard to date.

PLANNING PROPOSAL

2017SWCC141 – Cumberland – PGR_2016_HOLRO_002_00 at 1 Crescent Street, Holroyd. (Department Ref: PP_2019_CUMB_002_00)

The Planning Proposal (the Proposal) seeks to amend the Holroyd LEP 2016 to rezone land at 1 Crescent Street, Holroyd from B5 Business Development, to B4 Mixed Use, R4 High Density Residential (including “commercial premises” as an additional permitted use); RE1 Public Recreation, SP2 Infrastructure and amend associated development standards.

PANEL DISCUSSION

The Panel noted that it’s advice of 20 March 2020 had either been addressed to the satisfaction of the Panel, or in the case of consultation with the RMS, was sufficiently progressed, with discussions ongoing, to enable the planning proposal to be placed on exhibition.

The Panel also noted that the previous request by the applicant for a change regarding the affordable housing provision has been withdrawn and that 7 percent of the housing will be provided as affordable housing in perpetuity.

The Panel noted a typographical error in its advice of 20 March 2020 regarding B4 Mixed Use zoning, which should have read B6 Enterprise Corridor.

PANEL DECISION

The Sydney Central City Planning Panel, having considered the Department’s undated Gateway Alteration Briefing Report (IRF20/2126) (the report) relating to the planning proposal with the Department reference number of PP_2019_CUMB_002_00, resolves to:

- i. **note** the report and its recommendations;
- ii. **agree** to the proponent’s request to alter the Gateway determination as outlined in section 3 of the report and set out below:

- (a) On 16 March 2020, the Sydney Central City Planning Panel (the Panel) considered the proponent’s request to amend Condition 2 of the Gateway Determination, and noted:

- Condition 2 requires a site specific DCP to be prepared in consultation with Council and for it to be publicly exhibited with the planning proposal.

The Panel supports the amendment of ‘Condition 2 Preparation of a DCP’. The Department will make the consequential amendment to Condition 2 through the Gateway Alteration process, as supported by the Panel, as follows:






Delete:

- Condition 2: A site-specific development control plan is to be prepared in consultation with Council and is to be publicly exhibited with the planning proposal.

and replace with:

- new Condition 2: The explanation of intended provisions is required to be updated to include a new LEP clause that requires a development control plan to be prepared for the site prior to the determination of any development application. The explanation of intended provisions is required to outline the matters that must be included in any development control plan to support the future development of the site.
- (b) extend the time frame for completing the LEP by 12 months;
- (c) change the proposed zoning on the eastern section of the site from B6 Enterprise Corridor (including 'commercial premises' as an additional permitted use) to B4 Mixed Use in accordance with the recently exhibited draft Cumberland LEP; and
- (d) remove the reference to the land recently resumed by Roads and Maritime Services (RMS) – Lot 10 DP808585
- (e) **forward** the request to alter the Gateway determination to the Department for consideration; and
- (f) subject to the Department agreeing to the Gateway Alteration in line with section 3 of the report, **agree** to endorse the revised planning proposal being placed on public exhibition.

The decision was **unanimous**.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Julie Savet Ward	 Ned Attie
 Eddy Sarkis	