

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 22 July 2021, Opening at 11:01am and closing at 12:04
LOCATION	MS Teams Teleconference

BRIEFING MATTER(S)

2017SWC141 – Cumberland -PP-2020-1970 - 1 Crescent St, Holroyd - Rezoning from B5 Business Development to part B4 Mixed Use, R4 High Density Residential, SP2 Infrastructure and RE1 Public Open Space.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair), David Ryan, Julie Savet-Ward, Ned Attie
APOLOGIES	Eddy Sarkis
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

DEPARTMENT OF PLANNING INDUSTRY & ENVIRONMENT STAFF	Jorge Alvarez, Christine Gough, Peter Pham
COUNCIL ASSESSMENT STAFF	Daniel Cavallo, Daniel Anderson, Esra Calim
APPLICANT	Huw Williams, Tim Blythe
OTHER	George Dojas – Planning Panel Secretariat, Sharon Edwards - Planning Panel Secretariat, Holly McCann - Planning Panel Secretariat

KEY ISSUES DISCUSSED

DPIE:

- Provided status report on the PP, as follows:
 - Exhibited PP received submissions from the public (4) and public authorities, including objections for Council and TfNSW
 - TfNSW was concerned with traffic modelling accuracy as it related to upgrade measures
 - Question as to whether the Ambulance Response Unit had been taken into account in modelling
 - Proponent was dissatisfied with how negotiations were progressing with TfNSW and sought the DPU's assistance to resolve

Planning Panels Secretariat

- Outcome of modelling is likely to result in a reduced development yield on the site, particularly in the amount of retail/commercial development
- Any such reduction will require consideration in relation to consistency with the Ministerial Direction under Section 9.1 of the Act relating to business and employment zones
- Until these issues are resolved it is not possible to determine the final land use mix and urban form, and the content of the associated VPA
- The amended Gateway determination requires a finalisation report by September 2021, and for the LEP to be finalised by December 2021
- Any delays to this will require a further Gateway amendment.
- The ongoing delays raise questions as to whether the current PP process should be further prolonged or discontinued and recommenced as a new, fully resolved PP. DPIE will provide advice on procedures moving forward.

Cumberland Council:

- Council advised of a recently adopted Mayoral Minute requesting, in the light of the amended Gateway determination timeframes and the potential for further amendments to the PP as a consequence of the current transport modelling, that there is further public consultation, including the Panel holding a public meeting
- Council reiterated their lack of support for the PP, noting that the final land use and form were now under question.

Applicant:

- Advised that it is working on active transport/accessibility initiatives to achieve a walkable development
- Confirmed that based on traffic modelling, it was investigating a reduction of the retail and commercial components of the development whilst still looking to satisfy the employment requirements of the Gateway determination
- Referred to additional road acquisition requirements on the site, which would need to be accommodated by leaving part of the site undeveloped. This would require further reconfiguration and potential reduction of the scheme
- Asserted their position that there is little community objection to the proposal, despite Council's strong opposition.