



Mr Gary Sawyer
General Manger
Canada Bay Council
Locked Bag 1470
Canada Bay NSW 1470

16/15374

Dear Mr Sawyer

Re: Request for Rezoning Review – PGR_2016_CANAD_001_00

I refer to the request for a Rezoning Review for a proposal to amend Canada Bay Local Environmental Plan 2013 to rezone a site located at 25 George Street, North Strathfield from IN1 General Industrial to R3 Medium Density Residential and amend building height and floor space ratio controls.

The Sydney Central Planning Panel (Planning Panel) has determined that the proposal should proceed to Gateway determination stage. In making this decision, the Planning Panel considered the request and advice provided by Council.

Consequently, Council is invited to be the Relevant Planning Authority (RPA) for this proposal and is required to advise within 42 days of the date of this letter whether it will accept the role of RPA for this proposal. Should Council agree to be the RPA, it will need to prepare a planning proposal under section 55 of the *Environmental Planning and Assessment Act (EP&A Act) 1979*, and submit it for a Gateway determination within 42 days after accepting this role.

If Council does not wish to progress this matter, an alternate RPA may be appointed to prepare the planning proposal. Should Council not wish to be the RPA for this proposal, please contact Andrew Watkins of the Department of Planning and Environment's Sydney Region East team on (02) 9274 6558 to discuss this matter further.

Should you have any further enquiries about this matter, I have arranged for Mr Andrew Watkins of the Department of Planning and Environment to assist you. Mr Watkins can be contacted on (02) 9274 6558.

Yours sincerely,


Karen Armstrong
Director, Sydney Region East
Planning Services

Encl. Rezoning Review Determination Report

DATE OF DECISION	Thursday 24 November 2016
PANEL MEMBERS	Maria Atkinson (Chair), John Roseth, Sue Francis
APOLOGIES	None
DECLARATIONS OF INTEREST	Michael Megna and Tony Fasanella have declared a non-pecuniary conflict of interest having both voted on the rezoning request in their roles as Councilors.

REZONING REVIEW (AS DESCRIBED IN SCHEDULE 1)

2016SYE111 – CITY OF CANADA BAY - PGR_2016_CANAD_001_00 at 25 George Street North Strathfield

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 noted the following strategic merits of the proposal:

- The site is an isolated industrial parcel sitting midway - 700 and 800 meters from two railway stations
- The site is identified as suitable for medium residential development - consistent with the Councils "Concord West Precinct Masterplan".
- Urban service and employment lands are in close vicinity – with the retention of the business park retaining local urban service and employment lands
- There is capacity in the new school
- The site has access to several childcare centres and a college in the street.
- The site is outside the flood impact area and aging infrastructure services upgrades will happen with the proposed redevelopment of this site

The Panel also considered that the Planning Proposal demonstrates site-specific merit.

However, while the Panel considers that the Planning Proposal should proceed to Gateway it acknowledges Council's concerns regarding traffic and transport issues at the George, Pomeroy and Beronga Streets intersection which has a SIDRA Intersection Level of Service rating of 'F'.

The Panel considers that discussions between the Council and the Proponent about putting in place satisfactory arrangements for the upgrade of the intersection of George, Pomeroy and Beronga Streets are necessary prior to exhibition of the proposal, and that this could form a condition of the Gateway determination.

Such arrangements could include one or more of the following:

- A proportional financial contribution to allow for the intersection upgrade
- A reduced parking provision for any future development on the site
- Alternative parking mechanisms for any future development on the site such as car share and encouraging active transport arrangements.

The Panel believes six months is a reasonable timeframe to be conditioned in the Gateway.

The Panel suggests that the Council and Proponent enter into discussions as soon as possible in order to work out satisfactory arrangements referred to above.

PANEL MEMBERS		
		
Maria Atkinson (Chair)	John Roseth	Sue Francis

SCHEDULE 1

1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2016SYE111 – CITY OF CANADA BAY - PGR_2016_CANAD_001_00 at 25 George Street North Strathfield
2	LEP TO BE AMENDED	Canada Bay Local Environmental Plan 2013
3	PROPOSED INSTRUMENT	The proposal seeks to amend Canada Bay Local Environmental Plan 2013 to rezone the site from IN1 General Industrial to R3 Medium Density Residential; increase the building height limit from 12m to part 16m and part 22m; and increase maximum floorspace ratio control from 1:1 to 1.6:1.
4	MATERIAL CONSIDERED BY THE PANEL	• Rezoning review request documentation • Department briefing report
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Site inspection: 24 November 2016 ○ In attendance: Maria Atkinson (Chair), John Roseth, Sue Francis, Karen Armstrong (DPE Regional Team) • Briefing meeting with Department of Planning and Environment (Regional Team): 24 November 2016 between 11.30 am and 12.15 pm ○ In attendance: Karen Armstrong, Andrew Watkins, Ella Wilkinson • Briefing meeting with Council: 24 November 2016 between 12.45 pm and 1.30 pm ○ In attendance: Paul Dewar and Karen Lettice • Briefing meeting with Proponent: 1.30 pm and ○ In attendance: Alain Assoum, Dean Hosking, Peter Munnings, Peter Studwick, Erica Marshall