

DATE OF DECISION	Thursday, 17 May 2018
PANEL MEMBERS	Paul Mitchell (Chair), Lindsay Fletcher, Abigail Goldberg, Sameer Pandey and Steve Issa
APOLOGIES	Mary-Lynne Taylor, Sameer Pandey and Steve Issa
DECLARATIONS OF INTEREST	None

REZONING REVIEW

2018SWC031 – City of Parramatta – RR_2018_COPAR_001_00 - AT 235-237 Marsden Road, Carlingford (AS DESCRIBED IN SCHEDULE 1)

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.



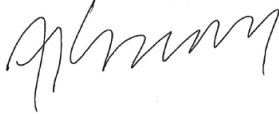
REASONS FOR THE DECISION

The Panel’s decision is that the planning proposal should be submitted to the Gateway. The Panel’s decision is unanimous, and our reasons are as follows:

1. The proposal satisfies the strategic merit test. The applicable strategic plan is the Central City District Plan and the relevant provision is Planning Priority C5- Providing housing supply, choice and affordability, with access to jobs, services and public transport. The Panel believes the proposal will improve housing choice and contribute to improved affordability, particularly as it will add to the stock of townhouses, thus addressing undersupply of the “missing middle” of housing typologies.
2. The proposal satisfies the site-specific merit test because it will enable development that is compatible with its immediate surrounds, which are mixed in housing character and typology. This point is noted in the Council’s assessment report. The site is free of significant environmental constraints including serious land contamination. It also has an unusually long frontage to a main road, with a single proposed entry/exit, meaning its development will not adversely affect the local road network. Essential retail and social services are within walking distance for future residents.
3. The changes to zoning and development standards sought in the proposal are very modest- R2 to R3 zoning, an increase in permissible building height from 9m to 11m and an increase in

permissible FSR from 0.5:1 to 0.6:1. Consequently, the resulting intensity of development that could occur on the site will not cause any material adverse impacts on the locality.

4. The proposal will enable a built-form outcome that is superior to that which is possible under the current development controls. Principally this is due to the proposed basement- as opposed to street-level parking. The proposed arrangement will significantly decrease the area of road and parking space that is required at street-level meaning the extra area available can be used for design improvements as well as landscaping and communal open space.
5. The site has several distinctive characteristics, being its large area, neighbouring medium density housing and open space, and a long frontage to a main road, which distinguishes it from land in the locality generally. These characteristics mean that rezoning this site would not create a precedent for rezoning elsewhere in the locality.
6. The Panel has no specific requirements for the Gateway investigations. We assume that consultation with all relevant state agencies, Parramatta City Council and the local community will be required and that the issues raised in this consultation will be required to be addressed before any amendments to the Parramatta LEP 2011 occur.

PANEL MEMBERS	
 Paul Mitchell OAM (Chair)	 Lindsay Fletcher
 Abigail Goldberg	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018SWC031 – City of Parramatta – RR_2018_COPAR_001_00 - AT 235-237 Marsden Road, Carlingford
2	LEP TO BE AMENDED	Parramatta Local Environmental Plan 2011
3	PROPOSED INSTRUMENT	The planning proposal seeks to rezone the land at 235-237 Marsden Road, Carlingford (Lots 1, 2 & 3 DP 5982) from R2 Low Density Residential to R3 Medium Density Residential; increase building height from 9m to 11m; and amend the floorspace ratio (FSR) from 0.5:1 to 0.6:1
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Rezoning review request documentation • Briefing report from Department of Planning and Environment
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 17 May 2018 <ul style="list-style-type: none"> ○ Panel members in attendance: Paul Mitchell (Chair), Lindsay Fletcher and Abigail Goldberg ○ Department of Planning and Environment (DPE) staff in attendance: Christine Gough and Blake Christodoulou • Briefing meeting with Department of Planning and Environment (DPE): 17 May 2018, 2:45 pm

		<ul style="list-style-type: none">○ Panel members in attendance: Paul Mitchell (Chair), Lindsay Fletcher and Abigail Goldberg○ DPE staff in attendance: Christine Gough and Blake Christodoulou● Briefing meeting with Proponent: 17 May 2018, 3:20 pm<ul style="list-style-type: none">○ Panel members in attendance: Paul Mitchell (Chair), Lindsay Fletcher and Abigail Goldberg○ DPE staff in attendance: Christine Gough and Blake Christodoulou○ Proponent representatives in attendance: Allan Caladine, Robert Del Pizzo, Dr Nigel Stapledon, Gordon Yoon, Colm O’Leary and Nuala O’Leary● Briefing meeting with Council: 17 May 2018, 4:00 pm<ul style="list-style-type: none">○ Panel members in attendance: Paul Mitchell (Chair), Lindsay Fletcher and Abigail Goldberg○ DPE staff in attendance: Christine Gough and Blake Christodoulou○ Council representatives in attendance: Kevin Kuo, Michael Rogers and Beau Reid
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