

DATE OF ADVICE	Wednesday 5 April 2017
PANEL MEMBERS	Maria Atkinson (Chair), John Roseth, Sue Francis, Vivienne Albin, Mike Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

PRE-GATEWAY REVIEW

2017SCI018 – Strathfield - PGR_2016_STRAT_002_00 at 7-33 Water Street South Strathfield (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

PANEL CONSIDERATION AND RECOMMENDATION

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 recommends that:

- ☒ The planning proposal **should** be submitted for a Gateway determination, subject to the matters raised in the recommendation of the Panel
- ☐ The planning proposal **should not** be submitted for a Gateway determination

The decision was 4:1 in favour, against the decision was John Roseth.

ADVICE AND REASONS FOR THE RECOMMENDATION

The Panel agrees that there is strategic merit in the proposal.

The Panel has considered the report of the Department of Planning and Environment and Council. The Panel considered the precautionary principle contained in the Draft Central District Plan relating to a concern for the loss of industrial and urban service landuse. However, in this particular case, having regard to the strategic planning work undertaken by Council in respect of the residential needs and employment land strategy, considers that the site and surrounding precinct has strategic merit for rezoning to residential purposes. This consideration is made on the following grounds:

- The current IN-1 land sits within and is accessed exclusively through low-density residential housing and street network.
- The land the subject of the Planning Proposal accounts for only 0.7% of the employment land in the municipality with the whole precinct accounting for 1.3% of local employment land.
- The location of the land adjacent to the Cooks River which Council has been improving with landscaping, cycleway improvements etc.
- The rezoning would allow for increased housing supply to assist housing affordability.

However, the majority of the Panel agrees with the report and conclusion of the Department of Planning and Environment that the subject site should not be rezoned in isolation since the collocation of a residential zone adjacent to the IN-1 zone would be undesirable, contrary to fundamental planning land

use principles and also inconsistent since the proximity of residential to the industrial uses is one of the reasons for the support of the Panel to rezone. In considering the whole precinct, it is necessary for deliberation of the suitability of the whole precinct for residential use having regard to the following studies:

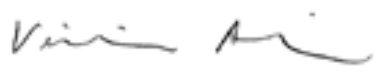
1. Flooding
2. Contamination
3. Traffic
4. Noise and emissions
5. Economic impact on existing neighbouring employment lands including the Enfield Inter Modal Centre
6. Masterplan/urban design analysis

Accordingly, the Panel agrees to forward the Planning Proposal to Gateway and recommends that:

- a) Any rezoning to residential use be for the whole IN-1 precinct of which the site only forms a part
- b) That the existing expert reports attached to the Planning Proposal for sites A and B be augmented to include analysis of the larger precinct having regard to items 1-6 above and the Planning Proposal be amended accordingly
- c) That prior to public exhibition, the adjoining landowners within the precinct be informed in relation to the prospective rezoning of the whole precinct
- d) The augmented reports (b) be available for exhibition.

John Roseth agreed with the majority recommendation that the proposal should proceed to Gateway determination. However, he dissented from the majority in respect of extending the planning proposal to the whole precinct on the ground that it was unreasonable to expect the proponent to prepare studies in relation to land it did not own or have options for and for which no-one was seeking a rezoning. If rezoning the of the whole precinct is desired, it should be a planning proposal by Council.

In John Roseth's view the planning proposal should proceed for the land in respect of which it was made. The information already provided with the proposal is adequate and should be included in the material exhibited.

PANEL MEMBERS	
 Maria Atkinson (Chair)	 John Roseth
 Sue Francis	 Mike Ryan
 Vivienne Albin	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2017SCL018 – Strathfield - PGR_2016_STRAT_002_00 at 7-33 Water Street South Strathfield
2	LEP TO BE AMENDED	Strathfield Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	The proposal seeks to rezone the site to R4 Residential, amend the maximum height of buildings to 28m and amend the floor space ratio to 1.85:1.
4	MATERIAL CONSIDERED BY THE PANEL	• Pre-Gateway review request documentation • Department Justification Assessment Report
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Site inspection & Briefing meeting with Department of Planning and Environment (DPE): Wednesday 5 April 2017 ○ Panel Members in attendance: Maria Atkinson (Chair), John Roseth, Sue Francis, Mike Ryan, Vivienne Albin ○ Department of Planning and Environment (DPE) in attendance: Ella Wilkinson, Martin Cooper, Douglas Cunningham • Briefing meeting with Council & Proponent: Wednesday 5 April 2017, 12.30 pm ○ Panel Members in attendance: Maria Atkinson (Chair), John Roseth, Sue Francis, Mike Ryan, Vivienne Albin ○ Department of Planning and Environment (DPE) in attendance: Ella Wilkinson, Martin Cooper, Douglas Cunningham ○ Council representatives in attendance: Silvio Falato, Joanne Chan ○ Representatives on behalf on the proponent: Ryan Macindoe, Ian Cady, Pierre Abrahamse, Michael Romano, Bob Cantley