

DATE OF DEFERRAL	30 August 2018
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Paul Moulds
APOLOGIES	Paul Stein
DECLARATIONS OF INTEREST	Nil

Planning Proposal for 1 Crescent Street, Holroyd

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.

On 30 August 2018, the Panel having been appointed at Planning Proposal Authority, met to consider the amended planning proposal and determine whether it should not be forwarded to the Department of Planning & Environment under Section 3.34 of the Environment Planning and Assessment Act for Gateway Determination.


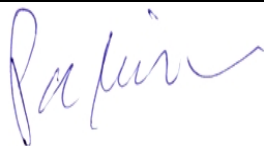

Panel Decision

In considering the proposal, the Panel has reviewed the relevant amended Planning Proposal and accompanying documents.

The Panel considers that the Planning Proposal is not ready for submission for the Gateway nor sufficiently compliant with pre-gateway determination. As such, prior to any decision to approve submission of the planning proposal to the Gateway, the following changes or additional work are required:

1. Amend the building heights along Crescent Road to reduce the heights of the buildings A and B to 14 storeys and retaining the current heights of Buildings C and D;
2. Amend the height of Building E fronting Woodville Road to 14 storeys;
3. Amend the design of Building F to give it a slimmer form by reducing the area of the currently proposed footprint. The footprints of all buildings are to be retained as currently proposed.
4. Reduce the proposed FSR to be consistent with the above reduced building heights and footprint.
5. Commit to roadworks to provide a level of service C at the Woodville Road/Crescent Street intersection or, if this objective is impractical, otherwise and commit to works and other measures that will facilitate use of other roads travel such that no deterioration in the current level of service at the Woodville Road/Crescent Street intersection occurs.
6. The Panel requires provision of independent traffic and transport advice to ensure that measures suggested in response to point 5 above are practical and effective.

7. The applicant is to meet the cost of the independent traffic advice.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Paul Mitchell OAM
 Paul Moulds	