

DATE OF DECISION	2 March 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Lindsay Fletcher
APOLOGIES	Steven Issa
DECLARATIONS OF INTEREST	Clr Sameer Pandey declared a conflict of interest as he attended the Council meeting for this planning proposal and voted against it.

REZONING REVIEW

2018CCI002 – City of Parramatta – RR_2018_COPAR_005_00 AT 56-72 Dudley Street and 55-71 Crowgey Street, Dundas (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:


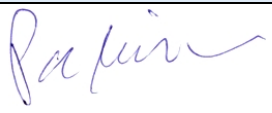

- ☐ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☒ **should not** be submitted for a Gateway determination because the proposal has
 - ☐ not demonstrated strategic merit
 - ☒ has demonstrated strategic merit but not site specific merit

The decision was unanimous.

REASONS FOR THE DECISION

1. The proposal is only partially consistent with applicable strategic plans for the area:
 - the subject site is in an urban renewal area identified in the Central City District Plan and is in the Greater Parramatta Growth Area,
 - but, the Greater Parramatta Land Use & Infrastructure Implementation Plan includes the subject site in an “investigation area” where detailed investigations are to precede any residential rezoning,
 - there is no apparent need for this rezoning to provide additional housing at the present time ahead of the Council’s Structure Plan study for the Rosehill to Carlingford corridor that is scheduled for completion mid-2019, as more than sufficient residential development potential is available in the Greater Parramatta area generally.

2. Notwithstanding the above, the proposal satisfies the change in circumstances strategic test. Development of the Parramatta Light Rail System is clearly an important change in circumstances that is not reflected in 'existing planning controls' being Parramatta LEP 2011.
3. The proposal has insufficient site specific merit to warrant support at this point of time. The proposed height and density are incompatible with the existing and currently planned future character of the area.
4. The Panel is not satisfied that sufficient work has been done to demonstrate that the necessary infrastructure will be available or that financial arrangements have been proposed to ensure the required infrastructure will be provided.
5. The planning proposal is insufficiently detailed to enable proper assessment of some important aspects. Specific deficiencies are the traffic and social impact analyses.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Paul Mitchell
 Lindsay Fletcher	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018CCI002 – City of Parramatta – RR_2018_COPAR_005_00 56-72 Dudley Street and 55-71 Crowgey Street, Dundas
2	LEP TO BE AMENDED	Parramatta Local Environmental Plan 2011
3	PROPOSED INSTRUMENT	<p>The rezoning review request seeks to amend Parramatta Local Environmental Plan 2011 at 56-72 Dudley Street and 55-71 Crowgey Street, Dundas to:</p> <ul style="list-style-type: none"> - alter zoning to part B4 Mixed Use and R4 High Density Residential; - alter maximum building height map to permit maximum of 80m and 40m; and - alter FSR map to permit maximum FSR of 4.2:1.
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: 27 February 2019 <ul style="list-style-type: none"> ○ Panel members in attendance: Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Lindsay Fletcher

		<ul style="list-style-type: none"> ○ Department of Planning and Environment (DPE) staff in attendance: Angela Hayes, Simon Turner and Rita Hatem ● Briefing meeting with Department of Planning and Environment (DPE): 27 February 2019, 11.30am 12.25pm <ul style="list-style-type: none"> ○ Panel members in attendance: Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Lindsay Fletcher ○ DPE staff in attendance: Angela Hayes, Simon Turner and Rita Hatem ● Briefing meeting with Proponent: 27 February 2019, 12.25pm to 1.38pm <ul style="list-style-type: none"> ○ Panel members in attendance: : Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Lindsay Fletcher ○ DPE staff in attendance: Angela Hayes, Simon Turner and Rita Hatem <p><u>Speakers on behalf of the Applicant/Proponent:</u></p> <ul style="list-style-type: none"> ● Adam Byrnes, Carlos Frias and Vince Doan <p><u>In attendance on behalf of the applicant/proponent:</u></p> <ul style="list-style-type: none"> ○ (Architects) - Aleksandar Jelcic and Michaelle Jelcic ○ (Urban Designer) - Urbis - Carlos Frias ○ (Planners) - Schandel Fortu and Adam Byrnes ○ Dragan Pasatovic and Vince Doan ● Briefing meeting with Council: 27 February 2019, 1.56pm to 2.42pm <ul style="list-style-type: none"> ○ Panel members in attendance: Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Lindsay Fletcher ○ DPE staff in attendance: Angela Hayes, Simon Turner and Rita Hatem ○ Council representatives in attendance: Amberley Moore and Michael Rogers ● Electronic meeting: 28 February 2019 to 2 March 2019
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