

<b>DATE OF DECISION</b>	19 July 2018
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Chair), Paul Mitchell and Stuart McDonald
<b>APOLOGIES</b>	Sameer Pandey and Steven Issa
<b>DECLARATIONS OF INTEREST</b>	None

### REZONING REVIEW

2018SWC048 – City of Parramatta Council – RR\_2018\_COPAR\_004\_00 - AT 1-7 Station St, Parramatta (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.



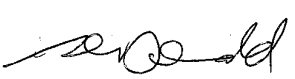
Based on this review, the Panel determined that the proposed instrument:

- ☐ **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 Planning Proposal has some strategic merit because of its potential to provide additional housing and commercial space at the southern end of the Parramatta Central Business District and close to Harris Park train station, but the strategic merit of the scale of this proposed development has not been demonstrated.
2. The site-specific merit of the Planning Proposal at the density and scale proposed is not evident. The Panel believes that the proposed application is grossly out of scale with the existing and planned future character of the area and will not provide an effective transition from the CBD to the surrounding low-scale residential areas.
3. The Panel is not convinced that there is a current need for the scale of development that is being requested. A comprehensive strategic planning study of the Parramatta CBD is nearing completion and the Panel has been advised that the rezoning accompanying this study (i.e., the current Parramatta CBD Planning Proposal) will provide sufficient residential accommodation to satisfy demands for the foreseeable future.

PANEL MEMBERS	
Mary-Lynne Taylor (Chair) 	Paul Mitchell OAM 
Stuart McDonald 	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018SWC048 – City of Parramatta Council – RR_2018_COPAR_004_00 - AT 1-7 Station St, Parramatta
2	LEP TO BE AMENDED	Parramatta Local Environmental Plan 2011
3	PROPOSED INSTRUMENT	<p>The proposal seeks to amend Parramatta Local Environmental Plan 2011 at 1-7 Station Street, Parramatta to:</p> <ul style="list-style-type: none"> <li>- increase the maximum building height from 12 metres to 140 metres;</li> <li>- increase the maximum floor space ratio (FSR) from 2:1 to 10:1; and</li> <li>- remove the heritage listing of the item at 7 Station Street West (item I745).</li> </ul>
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Rezoning review request documentation</li> <li>• Briefing report from Department of Planning and Environment</li> </ul>
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Site inspection: 19 July 2018 <ul style="list-style-type: none"> <li>○ Panel members in attendance: Mary-Lynne Taylor (Chair), Paul Mitchell and Stuart McDonald</li> <li>○ Department of Planning and Environment (DPE) staff in attendance: Christine Gough and Simon Turner</li> </ul> </li> <li>• Briefing meeting with Department of Planning and Environment (DPE): 19 July 2018, 2:30 pm <ul style="list-style-type: none"> <li>○ Panel members in attendance: Mary-Lynne Taylor (Chair), Paul Mitchell and Stuart McDonald</li> <li>○ DPE staff in attendance: Christine Gough and Simon Turner</li> </ul> </li> <li>• Briefing meeting with Council: 19 July 2018, 2:55 pm <ul style="list-style-type: none"> <li>○ Panel members in attendance: Mary-Lynne Taylor (Chair), Paul Mitchell and Stuart McDonald</li> <li>○ DPE staff in attendance: Christine Gough and Simon Turner</li> <li>○ Council representatives in attendance: Robert Cologna and Felicity Roberts</li> </ul> </li> <li>• Briefing meeting with Proponent: 19 July 2018, 3:30 pm <ul style="list-style-type: none"> <li>○ Panel members in attendance: Mary-Lynne Taylor (Chair), Paul Mitchell and Stuart McDonald</li> <li>○ DPE staff in attendance: Christine Gough and Simon Turner</li> <li>○ Council representatives in attendance: Robert Cologna and Felicity Roberts</li> <li>○ Proponent representatives in attendance: Andre Szczepanski, Ben Craig, Ray Younes, John Younes, Samantha Polkinghorne, Michael Heenan and Ben Wicks</li> </ul> </li> </ul>