

DATE OF DECISION	9 August 2018
PANEL MEMBERS	Carl Scully (Chair), John Roseth and Sue Francis,
APOLOGIES	Joseph Del Duca and George Mannah
DECLARATIONS OF INTEREST	None

REZONING REVIEW

2018SCL062 – Burwood - RR_2018_BURWO_002_00 - AT 1-1A Cheltenham Road, Croydon (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:

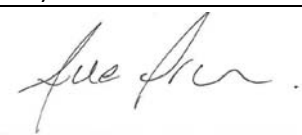
- ☒ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☐ **should not** be submitted for a Gateway determination because the proposal has
- ☐ not demonstrated strategic merit
 - ☐ has demonstrated strategic merit but not site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

The decision was unanimous.

REASONS FOR THE DECISION

In the Panel's opinion, the planning proposal has strategic merit. It adjoins sites already zoned B6 Enterprise Corridor; it also adjoins the Kings Bay Precinct in the Parramatta Road Urban Transformation Strategy; and it is located about 50m from Parramatta Road on which several major bus routes run. The rezoning would allow employment uses in a location easily reached by public transport. If amalgamated with the adjoining Mercedes site, it would create a rectangular site suitable for redevelopment.

The proposal also has site-specific merit. While the site is zoned residential, it has been used for some time as a car park. The proposed density and height, which are less than the controls applying to the Mercedes site, allow for the mitigation of the shadow impact on the residential land immediately to the south. If the planning proposal proceeds, the impact on the adjoining southern residential site would be less than if the site remains in its current zoning, which allows two-storey townhouses close to the common boundary.

PANEL MEMBERS	
 Carl Scully (Chair)	 John Roseth
 Sue Francis	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018SCL062 – Burwood - RR_2018_BURW0_002_00 - AT 1-1A Cheltenham Road, Croydon
2	LEP TO BE AMENDED	Burwood Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	The proposal seeks to amend the BLEP 2012 by: • Rezoning the site from R3 Medium Density to B6 Enterprise Corridor under the BLEP 2012; • Increase the maximum building height controls to 12.5 metres; and • Introducing a floor space ratio of 1.5:1
4	MATERIAL CONSIDERED BY THE PANEL	• Rezoning review request documentation • Briefing report from Department of Planning and Environment
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Site inspection: 9 August 2018 - o Panel members in attendance: Carl Scully (Chair), John Roseth and Sue Francis - o Department of Planning and Environment (DPE) staff in attendance: Elvie Magallanes, Laura Locke, Douglas Cunningham and Alexander Galea • Briefing meeting with Department of Planning and Environment (DPE): 9 August 2018, 11:15 am - o Panel members in attendance: Carl Scully (Chair), John Roseth and Sue Francis - o DPE staff in attendance: Elvie Magallanes, Laura Locke and Alexander Galea • Briefing meeting with Council and proponent: 9 August 2018, 11:35am - o Panel members in attendance: Carl Scully (Chair), John Roseth and Sue Francis - o DPE staff in attendance: Elvie Magallanes, Laura Locke and Alexander Galea - o Council representatives in attendance: Diwei Luo - o Proponent representatives in attendance: Jessica Ford, Andrew Harvey, Andrew Kyriacou, Stephen Cox, Eugene Losew and David Felicio