

DATE OF DECISION	Thursday, 13 June 2019
PANEL MEMBERS	Carl Scully (Chair), Sue Francis, Louise Camenzuli, Vivienne Albin and Eric Armstrong
APOLOGIES	John Roseth and Mike Ryan
DECLARATIONS OF INTEREST	Vivienne Albin: Worked at BBC Consulting 4-5 years ago. I don't believe there is a conflict of interest, but I raise the advice in good faith.

REZONING REVIEW

2018ECI014 – Strathfield Municipal Council – RR_2018_STRAT_004_00 – AT 42-46 Parramatta Road Homebush (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




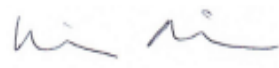

The Panel in considering this matter, took into account several planning documents, in particular the PRCUTS (the Strategy) and its associated Action Plan, as well as Ministerial Direction 7.3, which requires a relevant planning authority, when considering planning proposals, to make decisions consistent with the Strategy. The Panel notes that the applicant has an approved DA at approximately 9 storeys.

While the Strategy proposes specific FSRs and building heights for the various precincts, including the Homebush Precinct, it requires that, before land is rezoned to the density and height suggested, a precinct-wide traffic study and supporting modelling is to be completed, which considers the recommended land uses and densities, as well as future Westconnex conditions, and identifies the necessary road improvements and upgrades required to be delivered as part of any proposed renewal of the Precinct. While such a study is under way, sponsored by Canada Bay, Strathfield and Burwood Councils, it is not complete. The preliminary indications of the study are that the existing roadwork cannot support the densities proposed in the Strategy.

The Panel therefore concludes that the planning proposal, while consistent with the FSR and building height identified for the site in the Strategy, is nevertheless not consistent with the Strategy, when read

as a whole, because the required traffic study has not been completed. For that reason, the Panel considers that the proposal does not have strategic merit.

Whilst the Panel acknowledges Ministerial Direction 7.3 states that a planning proposal may be inconsistent if, inter alia, it is of a minor significance, the Panel is also aware that several decisions of 'minor significance' can cumulatively have major significance. Therefore, the Panel does not recommend that this planning proposal proceed to Gateway until either the precinct-wide traffic study justifies the densities suggested by the Strategy, or those densities are modified to correspond with the findings of the traffic study.

PANEL MEMBERS	
 Carl Scully (Chair)	 Sue Francis
 Louise Camenzuli	 Vivienne Albin
 Eric Armstrong	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018ECI014 – Strathfield Municipal Council – RR_2018_STRAT_004_00 – AT 42-46 Parramatta Road Homebush
2	LEP TO BE AMENDED	Strathfield Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	The proposal seeks to amend the Strathfield LEP 2012 to increase the maximum height to 80 metres and increase the maximum floor space ratio to 5:1 at 42-46 Parramatta Road Homebush.
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	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Site inspection: Thursday, 13 June 2019 <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), Sue Francis, Louise Camenzuli, Vivienne Albin and Eric Armstrong Department of Planning and Environment (DPE) staff in attendance: Laura Locke and Sung Pak

		<ul style="list-style-type: none"> • Briefing with Department of Planning and Environment (DPE): Thursday, 13 June 2019 at 11:10am <ul style="list-style-type: none"> ○ Panel members in attendance: Carl Scully (Chair), Sue Francis, Louise Camenzuli, Vivienne Albin and Eric Armstrong ○ DPE staff in attendance: Laura Locke and Sung Pak • Briefing with Council: Thursday, 13 June 2019 at 11.37am <ul style="list-style-type: none"> ○ Panel members in attendance: Carl Scully (Chair), Sue Francis, Louise Camenzuli, Vivienne Albin and Eric Armstrong ○ DPE staff in attendance: Laura Locke and Sung Pak ○ Council representatives in attendance: Rita Vella and George Andonoski • Briefing with Proponent: Thursday, 13 June 2019 at 11:37am <ul style="list-style-type: none"> ○ Panel members in attendance: Carl Scully (Chair), Sue Francis, Louise Camenzuli, Vivienne Albin and Eric Armstrong ○ DPE staff in attendance: Laura Locke and Sung Pak ○ Proponent representatives in attendance: Dan Brindle, David Barnes and Andrew Lella
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