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| DATE OF DECISION | Thursday 28 February 2019 |
| PANEL MEMBERS | Carl Scully (Chair), John Roseth, Sue Francis, Vivienne Albin, Mike Ryan |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | None |

REZONING REVIEW

2018ECI009 – Strathfield - RR_2018_STRAT_003_00 - at 17-20 Loftus Crescent 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



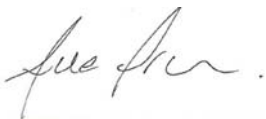
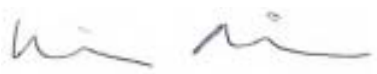

The Panel in considering this matter, took into account several planning documents, in particular the PRCUTS (the Strategy) and its associated Action Plan, as well as Ministerial Direction 7.3, which requires a relevant planning authority, when considering planning proposals, to make decisions consistent with the Strategy. The Panel notes that the applicant had submitted a previous planning proposal for the site, which proposed a higher density and was advised by the council to amend it so that the proposed density and height are consistent with that recommended in the Strategy.

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 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.

The Panel determined that the planning proposal does not have strategic merit to proceed to Gateway at this time.

| PANEL MEMBERS | |
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|  Carl Scully (Chair) |  John Roseth |
|  Sue Francis |  Vivienne Albin |
|  Mike Ryan | |

| SCHEDULE 1 | | |
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| 1 | PANEL REF – LGA – DEPARTMENT REF - ADDRESS | 2018ECI009 – Strathfield - RR_2018_STRAT_003_00 - at 17-20 Loftus Crescent Homebush |
| 2 | LEP TO BE AMENDED | Strathfield Local Environmental Plan 2012 |
| 3 | PROPOSED INSTRUMENT | The proposal seeks to amend the Strathfield Local Environmental Plan 2012 to increase the maximum building height to 75 metres and increase the maximum floor space ratio to 3.6:1 at 17-20 Loftus Crescent 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: 31 January 2019 <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), John Roseth, Sue Francis, Vivienne Albin, Mike Ryan Department of Planning and Environment (DPE) staff in attendance: Kris Walsh, Nick Armstrong, Christina Brooks Briefing with Department of Planning and Environment (DPE): 31 January 2019 <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), John Roseth, Sue Francis, Vivienne Albin, Mike Ryan Department of Planning and Environment (DPE) staff in attendance: Kris Walsh, Nick Armstrong, Christina Brooks Briefing with Council & Proponent: 31 January 2019 <ul style="list-style-type: none"> Panel members in attendance: Panel members in attendance: Carl Scully (Chair), John Roseth, Sue Francis, Vivienne Albin, Mike Ryan Department of Planning and Environment (DPE) staff in attendance: Kris Walsh, Nick Armstrong, Christina Brooks Council representatives in attendance: Rita Vella Proponent representatives in attendance: Adam Byrnes, Schandel Fortu, Michelle Jelacic, Aleksandar Jelacic Briefing with Department of Planning and Environment (DPE): 28 February 2019 <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), John Roseth, Sue Francis, Vivienne Albin, Mike Ryan Department of Planning and Environment (DPE) staff in attendance: Kris Walsh, Amanda Harvey, Navdeep Hanjra |