

<b>DATE OF DECISION</b>	Thursday 21 June 2018
<b>PANEL MEMBERS</b>	Carl Scully (Chair), Sue Francis, John Roseth, Vivienne Albin, Mike Ryan
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

## REZONING REVIEW

2018SCL030 – Strathfield - RR\_2018\_001\_00 at 86-88 Centenary Drive, Strathfield (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


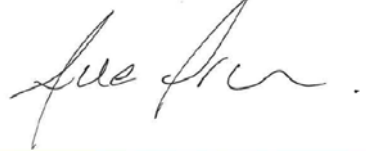



The Panel considered the planning proposal lacked both strategic and site-specific merit and therefore should not proceed to Gateway.

The Panel notes the planning proposal lacks strategic merit for the following reasons:

- The Eastern City District Structure Plan does not support the site as suitable location for increased density. The location is not near a strategic centre.
- The site is not identified as a strategic centre or a priority growth area to deliver housing supply and jobs and is not located within a transit-oriented development corridor.
- The site does not have the fundamental characteristics for accommodating additional housing as per the Greater Sydney Commission (GS) Eastern City District Structure Plan (March 2018), which stipulates that residential development is to be increased within walking distance (i.e. within a 10-minutes' walk, that is 800m) of a local centre focused on a mass transit stop such as Homebush, Strathfield and Burwood.
- The 0-5 year housing supply target for Strathfield under the Eastern City District Structure Plan of 3.650 dwellings is better suited to sites within the identified transit oriented development corridors, such as Parramatta Road.

Further the Panel notes the planning proposal lacks site specific merit for the following reasons:

- The claimed social and economic benefits to the public are weak and unsubstantiated.
- The proposed building height limit is incongruous with those applying to surrounding land and the built form character of the locality.
- The site is considered unable to deliver employment opportunities, social infrastructure and day-to-day services due to site constraints including:
  - Access barriers, including major roads and railway infrastructure;
  - Limited access to public transport, health care services, employment opportunities, open space and community facilities;
  - Inadequate existing and planned infrastructure accessible from the site;
  - Low pedestrian connectivity and through-site linkages; and
  - Limited active transport linkages.

PANEL MEMBERS	
 <p>Carl Scully (Chair)</p>	 <p>Sue Francis</p>
 <p>John Roseth</p>	 <p>Vivienne Albin</p>
 <p>Mike Ryan</p>	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018SCL030 – Strathfield - RR_2018_001_00 at 86-88 Centenary Drive, Strathfield.
2	LEP TO BE AMENDED	Strathfield Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	The proposal seeks to amend Strathfield Local Environmental Plan 2012 by increasing the maximum permissible floorspace ratio and building height controls applying to 86-88 Centenary Drive, Strathfield.
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><b>Site inspection:</b> 26 April 2018 <ul style="list-style-type: none"> <li>Panel members in attendance: Carl Scully (Chair), Sue Francis, John Roseth, Vivienne Albin, Mike Ryan</li> </ul> <p>Note: the panel visited the site in reference to 2017SCL070 and on referral of planning proposal for site determined that a second site visit was not warranted.</p> </li> <li><b>Briefing meeting with Department of Planning and Environment (DPE):</b> 21 June 2018, 1.30pm <ul style="list-style-type: none"> <li>Panel members in attendance: Carl Scully (Chair), Sue Francis, John Roseth, Vivienne Albin, Mike Ryan</li> <li>DPE staff in attendance: Laura Locke, Andrew Watkins, Bailey Williams</li> </ul> </li> <li><b>Briefing meeting with Council:</b> 21 June 2018, 2.00pm <ul style="list-style-type: none"> <li>Panel members in attendance: as above</li> <li>DPE staff in attendance: as above</li> <li>Council representatives in attendance: Stephen Clements, Rita Baker</li> <li>Proponent representatives in attendance: Sophie Olsen, Jason Fraser, Ross Nettle, Michael Akkawi, Nicole Elkouberci</li> </ul> </li> </ul>