

DATE OF DECISION	Thursday 1 November 2018
PANEL MEMBERS	Carl Scully (Chair), John Roseth, Susan Budd, Vivienne Albin, Mike Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	Sue Francis declared a conflict having provided planning advice on this site for a previous application.

REZONING REVIEW

2018SCL065 – Strathfield – RR_2018_STRAT_002_00 at 55-67 Parramatta Road and 12-14 Powell Street 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 notes that the Strathfield LEP 2012 allows an FSR of 2:1 and a height of 22m for the majority of the site. The Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) proposes an FSR of 5:1 and a height of 80m for the site. The planning proposal is for an FSR of 7.3:1 with a height control of 145m. The controls in the PRUTS thus allow a considerable increase and density in relation to the controls which now apply to the site by virtue of the Local Environmental Plan.

In the Panel's view, whatever strategic merit this site possesses has been recognised in the controls proposed by PRCUTS. In respect of this proposal, which involves excessive height and a very high FSR, the site does not have strategic merit.

While the proponent maintains that the proposal is generally consistent with PRCUTS, the Panel rejects this. In the Panel's view the proposal is inconsistent with PRCUTS because it is significantly inconsistent with its two major controls, i.e. building height and density. The Panel is aware that Ministerial Direction 7.3 requires relevant planning authorities to make decisions which are consistent with PRCUTS, unless the inconsistency can be justified. There is no case presented that would justify an inconsistency of the order proposed here.

The proposal also lacks site-specific merit. The sites on the opposite side of Powell Street are occupied mainly by new eight-storey buildings. If the site is eventually developed to the height suggested in PRCUTS, it will contain 25-storey buildings, which would be in great contrast to the existing new development. The Panel notes that there are no buildings, either existing or planned, anywhere in the vicinity that approach 45 storeys.

PANEL MEMBERS	
 Carl Scully (Chair)	 John Roseth
 Susan Budd	 Vivienne Albin
 Mike Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018SCL065 – Strathfield – RR_2018_STRAT_002_00 at 55-67 Parramatta Road and 12-14 Powell Street Homebush
2	LEP TO BE AMENDED	Strathfield Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	The proposal seeks to amend the Strathfield Local Environment Plan 2012 to increase the maximum permissible floor space ratio and building height controls for the site at 55-67 Parramatta Rd and 12-14 Powell St, 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	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 1 November 2018 <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), John Roseth, Susan Budd, Vivienne Albin, Mike Ryan Department of Planning and Environment (DPE) staff in attendance: Kris Walsh, Laura Lock, Dean Spanos Briefing with Department of Planning and Environment (DPE): 1 November 2018 at 11.15am <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), John Roseth, Susan Budd, Vivienne Albin, Mike Ryan Department of Planning and Environment (DPE) staff in attendance: Kris Walsh, Laura Lock, Dean Spanos Briefing with Council & Proponent: 1 November 2018 at 11.40am <ul style="list-style-type: none"> Carl Scully (Chair), John Roseth, Susan Budd, Vivienne Albin, Mike Ryan Department of Planning and Environment (DPE) staff in attendance: Kris Walsh, Laura Lock, Dean Spanos Council representatives in attendance: Rita Vella, Stephen Clemments Proponent representatives in attendance: Sally Lewis, Tom Goode, Andrew Johnson, Siobhan McInerney, Clair Boenne, Jason Crannage