

REZONING REVIEW

RECORD OF DECISION

STRATEGIC PLANNING PANEL of the
SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DECISION	1 March 2023
DATE OF BRIEFING	23 February 2023
PANEL MEMBERS	Carl Scully (Chair), Glennis James, Donna Rygate, Fiona Prodromou and Michael Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

REZONING REVIEW

PP-2022-4006 – Strathfield LGA - RR-2022-33 - AT 11-16 Loftus Crescent, 2 Subway Lane, 5 & 9-11 Knight Street and 88-92 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 the site inspection and briefings listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:





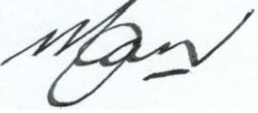
- ☐ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☒ **should not** be submitted for a Gateway determination because the proposal has
- ☒ not demonstrated strategic merit
- ☐ has demonstrated strategic merit but not site specific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

The decision was unanimous.

REASONS FOR THE DECISION

The proponent failed to satisfy the Panel that a FSR 7:1 scheme achieved a better planning outcome as required by Ministerial Direction 1.5 Parramatta Road Corridor Urban Transformation Strategy.

The Panel considered that the difference between a FSR of 5:1 and 7:1 would not be minor, and in any event, sufficient information was not available to the Panel to consider a 5:1 scheme.

PANEL MEMBERS	
 Carl Scully (Chair)	 Glennis James
 Donna Rygate	 Fiona Prodromou
 Michael Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	PP-2022-4006 – Strathfield LGA - RR-2022-33 - AT 11-16 Loftus Crescent, 2 Subway Lane, 5 & 9-11 Knight Street and 88-92 Parramatta Road, 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 permissible building height and floor space ratio of the site and amend the key site provision.
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	SITE INSPECTION AND BRIEFINGS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 10:30am – 11.42am, 23 February 2023 <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), Glennis James, Fiona Prodromou, Michael Ryan Department of Planning and Environment (DPE) staff in attendance: Kris Walsh, Laura Locke, Lisa Kennedy and Mary Francis Key issues discussed: <ul style="list-style-type: none"> Adjoining lot (7 Knight Street) – valuation, impacts of proposed development on potential future development of lot Proposed park – ownership, use by residents & community Achieving a better planning outcomes – proposed park, laneway, bus shelter Character of the locality Briefing with Department of Planning and Environment (DPE): 1:30pm – 2.05pm, 23 February 2023 <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), Glennis James, Donna Rygate, Fiona Prodromou, Michael Ryan Department of Planning and Environment (DPE) staff in attendance: Kris Walsh, Laura Locke, Bailey Williams, Lisa Kennedy and Mary Francis Key issues discussed: Debrief from site inspection and the material identified in the briefing package being the proposal, site location, background and identified key issues Briefing with Council: 2:00pm – 2.42pm, 23 February 2023 <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), Glennis James, Donna Rygate, Fiona Prodromou, Michael Ryan DPE staff in attendance: Kris Walsh, Laura Locke, Bailey Williams, Lisa Kennedy and Mary Francis Council representatives in attendance: Clare Harley, Kandace Lindeberg, and George Andonoski Key issues discussed: <ul style="list-style-type: none"> Council's assessment reports and decisions on the planning proposal achieving a better planning outcome and community benefits master planning for the locality and other planning proposals

		<ul style="list-style-type: none"> • Briefing with Proponent: 2:47pm – 4.13pm, 23 February 2023 <ul style="list-style-type: none"> ○ Panel members in attendance: Carl Scully (Chair), Glennis James, Donna Rygate, Fiona Prodromou, Michael Ryan ○ DPE staff in attendance: Kris Walsh, Laura Locke, Bailey Williams, Lisa Kennedy and Mary Francis ○ Proponent representatives in attendance: James Matthews, Matt Daniel, Aleksandar Jelcic and David Smedley ○ Key issues discussed: <ul style="list-style-type: none"> • Achieving a better planning outcome and community benefits – park, affordable housing, road widening, bus shelter, VPA • FSR and proposed building design at 5:1 and 7:1 • Adjoining lot (7 Knight Street) – valuation, impacts of proposed development on potential future development of lot • Panel Discussion: 4.13pm-4.50pm, 23 February 2023 <ul style="list-style-type: none"> ○ Panel members in attendance: Carl Scully (Chair), Glennis James, Donna Rygate, Fiona Prodromou, Michael Ryan ○ DPE staff in attendance: Kris Walsh, Laura Locke, Bailey Williams, Lisa Kennedy, Mary Francis and Amanda Harvey
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