

DATE OF DECISION	12 October 2017
PANEL MEMBERS	Maria Atkinson (Chair), Sue Francis, John Roseth, Vic Macri, Sam Iskandar
APOLOGIES	None
DECLARATIONS OF INTEREST	None

REZONING REVIEW

2017SCL045 – Inner West - PGR_2017_IWEST_001_00 at 466-480 New Canterbury Road and 26-38 Hercules Street Dulwich Hill (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 accepts that the planning proposal demonstrates both strategic and site specific merit and should proceed to Gateway.

The Panel recommends that the delegate amend the planning proposal along the following lines:

1. Incorporate Inner West Council's staff recommendations detailed in its report on the planning proposal to the Council Meeting of 25 July 2017 (item C0717 Item 12);
2. Ensure an active street frontage to New Canterbury Road;
3. Create opportunities for the retention of existing and new employment uses on the site;
4. Provide a through site link that supports Council's Greenway Strategy;

5. Include a flexibility provision enabling the variation of different zoning, height and floor space ratio mapping controls across the site by up to 1 metre horizontally; and
6. The 1 metre variation should not apply to the open space.

PANEL MEMBERS	
 Maria Atkinson (Chair)	 John Roseth
 Sue Francis	 Vic Macri
 Sam Iskandar	

SCHEDULE 1

1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2017SCL045 – Inner West - PGR_2017_IWEST_001_00 at 466-480 New Canterbury Road and 26-38 Hercules Street Dulwich Hill
2	LEP TO BE AMENDED	Marrickville Local Environmental Plan 2011
3	PROPOSED INSTRUMENT	The planning proposal is to amend Marrickville Local Environmental Plan 2011 by rezoning 466–480 New Canterbury Road and 26 – 38 Hercules Street Dulwich Hill from IN2 Light Industrial to B5 Business Development and RE1 Public Recreation, amending the floor space ratio control and applying maximum building heights to the site.
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 and briefing meeting with Department of Planning and Environment (DPE): Thursday 12 October 2017 at 9:30am <ul style="list-style-type: none"> ○ Panel members in attendance: Maria Atkinson (Chair), Sue Francis, John Roseth, Vic Marcric, Sam Iskandar ○ Department of Planning and Environment (DPE) staff in attendance: Martin Cooper, Brendan Metcalfe • Briefing meeting with Council and Proponent: Thursday 12 October 2017 at 11:30am <ul style="list-style-type: none"> ○ Panel members in attendance: Maria Atkinson (Chair), Sue Francis, John Roseth, Vic Marcric, Sam Iskandar ○ Department of Planning and Environment (DPE) staff in attendance: Martin Cooper, Brendan Metcalfe ○ Council representatives in attendance: Harjeet Atwal, Peter Failes ○ Proponent representatives in attendance: Andrew Darrock, Adam Flohm, Paul O’Brien