

23 December 2016

Frankie Liang

Robert Chambers
Director
BBC Consulting Planners
PO Box 438
Broadway NSW 2007

Also by email: CharlieE@omaya.com.au

Dear Mr Chambers,

RE: PLANNING PROPOSAL – 17-35 Parramatta Road And 5 Powell Street, Homebush

PROPOSAL: To amend the maximum permissible height of buildings control from 26 metres to 85 metres and increase the floor space ratio from 2.7:1 to 4.5:1

Having reviewed your letter dated 13 December 2016 concerning the above matter, Council remains firm in its view that the Planning Proposal (PP) is inconsistent with the Parramatta Road Urban Transformation Strategy and is pre-emptive of a comprehensive, precinct wide Planning Proposal currently being progressed by Council officers. Of critical importance at this initial stage is the direction of the Strategy stating that:

"Prior to any rezoning commencing, a Precinct wide traffic study and supporting modelling will be required to be completed which considers the proposed land uses and densities, as well as future WestConnex conditions, and identifies the necessary road improvements and upgrades that will be required to be delivered as part of any proposed renewal in the Homebush Precinct."

(Parramatta Road Corridor Urban Transformation Strategy - Implementation Plan- p27)

Therefore, Council is not in a position to progress this planning proposal until that work is completed.

Notwithstanding this, Council considers that the strategic merit of the PP has not been fully substantiated and inconsistencies with the Parramatta Road Corridor Urban Transformation Strategy (November, 2016) have not been adequately justified.

In light of the above, the PP in its current form is unlikely to be supported by Council Officers. Should you wish to pursue this matter further, the following supplementary information is required:

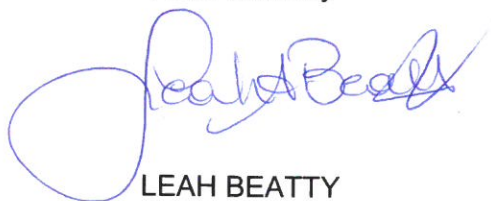
1. Analysis of the PP against the Parramatta Road Urban Transformation Strategy. This is to ensure that inconsistencies with the Strategy are adequately justified having regard to the vision and objectives contained therein. You are directed to Parts 3, 4 and 7.1-7.8 of the Planning and Design Guidelines of the Strategy;

2. Analysis of the PP against the draft Central District Plan (released on 21 November 2016) to ensure the PP is consistent with the draft District Plan;
3. A Transport and Accessibility Study. This is to include traffic impacts on regional / local road networks, active transport opportunities etc.;
4. An Acoustic Report - serious consideration must be given to the acoustic impact of the adjoining WestConnex traffic corridor and Homebush on-ramp currently under construction, as well as the acoustic impact of Parramatta Road;
5. Development Yield Analysis - potential residential yield and employment generation resulting from the PP;
6. Explanation of any intended activities for the site and potential impacts on the surrounding area (e.g. traffic and parking, noise, solar access, public domain interface etc.);
7. Site Plan and analysis drawn to scale (with North point clearly shown) indicating physical features such as trees, topography, existing building footprint and all adjoining properties / buildings;
8. A Heritage Impact Statement to assess and manage the potential impact on the adjoining Knight Street Heritage Precinct (former Homebush Theatre and the Horse and Jockey Hotel). You are directed to Part 3, 7 of the Fine Grain Study of the Strategy; and
9. Update the Planning Proposal in response to any findings from the above outstanding strategic planning investigations.

Council reiterates that PPs for the Parramatta Road Corridor cannot progress until a full a traffic study is prepared for the Precinct. Should the proponent wish to progress the PP within this context the above information must be submitted for full assessment. Please indicate in writing the expected timeframe for completion of this information within **21 days** from the date of this letter. Failing this, Council will progress reporting the PP in its current form.

Should you have any questions regarding the matters in this letter, please do not hesitate to contact Frankie Liang, Council's Strategic Planner on 9748 9995.

Yours faithfully



LEAH BEATTY
STRATEGIC PLANNING COORDINATOR