

27 March 2017

Ms. Ella Wilkinson
Level 22, 320 Pitt Street,
SYDNEY NSW 2000

Also by email: ella.wilkinson@planning.nsw.gov.au

Dear Ms. Wilkinson

RE: Rezoning Review – PGR_2017_STRAT_001_00 at 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.

I refer to your correspondence to Council dated 7 March 2017 regarding the Rezoning Review made by Al Maha Pty Ltd of the abovementioned sites.

It is in Council's view that the Planning Proposal is inconsistent with the Strategy and is pre-emptive of a comprehensive, precinct wide Planning Proposal and other relevant background studies relating to traffic impacts and urban design.

It should be noted that Strathfield, together with Canada Bay and Burwood Councils are nearing the completion of an Expression of Interests process to undertake these regional background studies. To progress the planning proposal prior to these studies being undertaken would in Council's view be premature.

On 25 October 2016 (Minutes No.332/16), Council resolved that it is not in favour of site-specific planning proposals within the Homebush Precinct as identified by UrbanGrowth NSW's *Parramatta Road Urban Transformation Strategy* (Strategy) whilst the preparation of a precinct wide planning proposal is being undertaken. The precinct wide planning proposal will include the consideration of impacts such as land use, traffic, noise, urban design, built form and overshadowing. This is to ensure that a holistic approach and well-coordinated redevelopment of the precinct is delivered.

Furthermore, in accordance with the abovementioned Strategy, it is stated 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."

Additionally, in accordance with the Draft Central District Plan released on 21 November 2016 by Greater Sydney Commission it is stated that:

Strathfield Council *"work with adjoining councils to implement the Parramatta Road Corridor Urban Transformation Strategy and supporting implementation."*

In regards to Site Specific Merit Assessment, it is considered that the Planning Proposal does not provide enough justification in terms of Built form, bulk & scale, Traffic & Transport, Overshadowing, Acoustic and Heritage impacts as mentioned in the available Council Meeting report dated 21 February 2017.

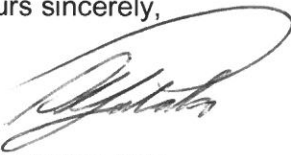
For the reasons above, Council is not in favour of the subject Planning Proposal as it is believed that it is inconsistent with the Strategy and may result in ad-hoc planning consequences within the precinct if considered whilst the preparation of a precinct-wide plan is being undertaken.

I also wish to draw your attention to the recent Land and Environment Court (file No.2016/00211029) refusal of the development application (DA2015/020) lodged by Al Maha Pty Ltd in relation to this site which involved a height increase from 26m to 36.6m at its maximum and an increase in FSR from 2.7:1 to 3.09:1. The judgement reinforces the need for a planning proposal to be in place before any such variations to Council's controls should be supported.

In addition, a review of the Planning Proposal and its associated information provided to the Department of Planning and Environment is confirmed to be the same as what was considered by Strathfield Council at the time of lodgment. This includes 'Request to prepare a Planning Proposal – Amendment to Strathfield Local Environmental Plan 2012' (Job No. 13-058D) prepared for Al Maha Pty Ltd for BBC Consulting Planners dated October 2016, Approvals History list, Urban Design Report prepared by Architectus dated October 2016, and Illustrative Figures (including aerial photos, LEP maps and, diagrams in the Draft Parramatta Road Urban Renewal Strategy).

I trust that the information provided is of assistance to you. If you have any further questions or would like to discuss this matter further, please contact Council's Strategic Planner, Joanne Chan on 9748 9615.

Yours sincerely,



SILVIO FALATO
A/DIRECTOR INFRASTRUCTURE & DEVELOPMENT