

21 June 2019

**Re: DFO Homebush PLANNING PROPOSAL - 1-5 UNDERWOOD ROAD, HOMEBUSH**

Mr Stephen Clements  
Deputy General Manager  
Strathfield Council  
PO Box 120  
STRATHFIELD NSW 2135

ATTN: Rita Vella - Manager Strategic Planning

This letter has been prepared in response to the correspondence issued by Strathfield Council (dated 23 May 2019) in respect of the Planning Proposal application made by Vicinity Centres to amend the Strathfield Local Environmental Plan 2012, as it applies to 1-5 Underwood Road, Homebush (the site).

The Planning Proposal application relates only to an administrative amendment to make the existing, operating land uses 'permissible with consent' on the site. This is proposed to be achieved by listing 'shops' and 'specialised retail' as additional permitted uses on the site under Schedule 1 of the SLEP 2012. The Planning Proposal does not change the built form controls (height or FSR) applying to the site and therefore does not facilitate any intensification of the existing land use.

The objective of this administrative Planning Proposal is to facilitate the orderly and efficient ongoing operation of the existing DFO Homebush centre in its current form. As the existing land uses are prohibited on the site, the current operation of the centre relies on the 'existing use rights'. The prohibition of the existing uses prevents works relating to the DFO Homebush centre from being sought as complying development, and the subsequent issue of Complying Development Certificates (CDC). This amendment is intended to bring the land use definitions applying to operation of the site into line with the current planning framework, being the Standard Instrument, as opposed to the Strathfield PSO.

The Planning Proposal has been assessed by Council officers and was recommended for endorsement in SLPP – Report No. 7 to the Strathfield Local Planning Panel Meeting - 4 April 2019. The assessment report concluded that The Planning Proposal has considered all the relevant strategies and is considered to be consistent. Council planning staff have undertaken an assessment of the Planning Proposal and are satisfied that there is adequate justification to support the request.

The Planning Proposal was considered by the Strathfield Local Planning Panel on 4 April 2019. The Strathfield Local Planning Panel resolved to support the Planning Proposal and recommended to Council that the SLEP 2012 be amended and submitted to the Department of Planning and Environment for a Gateway Determination to proceed to formal exhibition.

Councillors have written to the applicant stating that the Planning Proposal cannot be supported. Additional information has been requested by Councillors on 'the details of future development proposals' for the site. At this stage, Vicinity Centres does not have any future development proposals for the site beyond the current business-as-usual operations of the DFO Homebush Centre. The Planning Proposal as lodged is consistent with this approach to the site as it specifically seeks to facilitate the orderly operations of the centre. Any development that cannot be considered exempt or complying development would require a development application to Council. At that time, an application would be considered on its merits and assessed against the relevant planning controls of the SLEP 2012 and the Strathfield Development Control Plan.

Vicinity Centres has not yet formed a long-term vision for the site, beyond the existing DFO Homebush operations. The future long-term vision for the site will be informed by the current strategic planning exercise being carried out by Council through the formulation of the Local Strategic Planning Statement and associated studies. Nothing within the Planning Proposal currently before Councillors impedes or pre-empted this strategic planning exercise. Vicinity Centres welcomes the opportunity to engage with Council through the public exhibition of the Strathfield Local Strategic Planning Statement (LSPS), the associated studies in support of the LSPS and the subsequent review of the SLEP. It is expected that the future strategic vision for the site will be presented at this time.

We trust that this information is sufficient in satisfying the request of Councillors and respectfully request that the Planning Proposal be submitted to the Department of Planning and Environmental for Gateway Determination.

Vicinity Centres is available to meet with Council staff and Councillors to address any outstanding matters relating to this Planning Proposal. Should you have any further questions, please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read "Trent Delahunty", written in a cursive style.

**Trent Delahunty**  
Development Manager  
Vicinity Centres