

MINUTES

Council Meeting 5 June 2018

Adjourned to 6 June 2018

ID1 Planning Proposal - Nos 55-67 Parramatta Road and Nos12-24 Powell Street, Homebush (Including Former Homebush Theatre)

RECOMMENDATION:

1. That Council endorse the recommendation of the Strathfield Local Planning Panel dated 3 May 2018 to not support the preliminary Planning Proposal for Nos 55-67 Parramatta Road and No 12-24 Powell Street, Homebush to amend the Height of Building Map from 22m (42m under Clause 4.3A) to 145m and the Floor Space Ratio Map from 2:1 (3.15:1 under Clause 4.4A) to 7.3:1 in Strathfield LEP 2012 for the following reasons:
 - I. The proposed height and densities across the site are inconsistent with the recommended building typologies, heights, densities, and built form plans for the Homebush Precinct under the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) and inadequate justification has been provided in this regard to support the variation. In addition, the panel is of the view that the proposal is premature and lacks strategic merit.
 - II. The proposal heights across the site do not provide an appropriate built form transition and are considered to physically overwhelm and dominate the heritage listed Former Homebush Theatre and the heritage listed Hotel and two (2) storey commercial buildings opposite the site.

- III. The proposed reinterpretation of the former Homebush Theatre is considered to be unacceptable in that it proposes the demolition of the rear portion of the Theatre which is a rare example of a 1920's suburban art deco theatre. It is recommended that adaptive reuse of the theatre building be considered. Further, there has been little regard paid to the other nearby heritage sites.
- IV. Inadequate documentary evidence has been submitted to demonstrate that a genuine and reasonable attempt has been made to purchase No 69 Parramatta Road based on a fair market value.
- V. The proposed development, in its current form does not provide a sufficient mix of uses. Further work is to be undertaken to identify additional opportunities for retailing/commercial use to promote and encourage jobs within the Precinct. The proposal is contrary to the objectives of the B4 mixed use zone under Strathfield Local Environmental Plan SLEP 2012 and the actions identified in the Eastern City District Plan in terms of the strategic location for the provision of employment.
- VI. Council cannot determine what the cumulative impacts will be on the existing State and Local Road network as a result of the proposed development of the site. Until such time as a precinct wide traffic study is prepared for the 'Homebush Precinct', consideration of any Planning Proposal within the Parramatta Road Corridor should be deferred. The Panel understands that this study will be available in July 2018.
- VII. The proposed material public benefits contained within the Letter of Offer submitted by Walker Corporation Pty Ltd and dated 6 April 2018 are not considered to facilitate the provision of public services and facilities, outside of those that would normally be required as part of the redevelopment of the site. Any future Voluntary Planning Agreement should be prepared to align with Council's corporate strategic documents including the Strathfield Community Strategic Plan and any other infrastructure delivery documents.

- 2. That the applicant be advised of Council's resolution

123/18

RESOLVED: (Hall / Kokkolis)

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 - I. The proposed height and densities across the site are inconsistent with the recommended building typologies, heights, densities, and built form plans for the Homebush Precinct under the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) and inadequate justification has been provided in this regard to support the variation. In addition, the panel is of the view that the proposal is premature and lacks strategic merit.
 - II. The proposal heights across the site do not provide an appropriate built form transition and are considered to physically overwhelm and dominate the heritage listed Former Homebush Theatre and the heritage listed Hotel and two (2) storey commercial buildings opposite the site.

- III. The proposed reinterpretation of the former Homebush Theatre is considered to be unacceptable in that it proposes the demolition of the rear portion of the Theatre which is a rare example of a 1920's suburban art deco theatre. It is recommended that adaptive reuse of the theatre building be considered. Further, there has been little regard paid to the other nearby heritage sites.
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- VII. The proposed material public benefits contained within the Letter of Offer submitted by Walker Corporation Pty Ltd and dated 6 April 2018 are not considered to facilitate the provision of public services and facilities, outside of those that would normally be required as part of the redevelopment of the site. Any future Voluntary Planning Agreement should be prepared to align with Council's corporate strategic documents including the Strathfield Community Strategic Plan and any other infrastructure delivery documents.

2. That the applicant be advised of Council's resolution

For the Motion: Councillors Blackmore, Hall, Kokkolis and Vaccari

Against the Motion: Nil