

COUNCIL MEETING AGENDA

Strathfield Municipal Council

Tuesday 5 June 2018

6.30PM

Council Chambers
65 Homebush Road, Strathfield

OPEN FORUM

Open Forum is held during each Council Meeting to enable any person to address Council without notice on any matter NOT included in the Agenda of the meeting.

Speakers must give their name and address and are permitted five minutes to address council.

Members of the public are not permitted to make personal comments concerning Councillors, staff or other members of the public or engage in disorderly or offensive conduct at a meeting. Unacceptable conduct may result in rescinding speaking rights or expulsion from the meeting.

All comments made in Open Forum are recorded.

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ID1 **PLANNING PROPOSAL - NOS 55-67 PARRAMATTA ROAD AND NOS12-24 POWELL STREET, HOMEBUSH (INCLUDING FORMER HOMEBUSH THEATRE)**

AUTHOR: Rita Vella, Principal Strategic Planner

APPROVER: Stephen Clements, Director Infrastructure Development and Environment

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

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)

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

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the Strathfield Local Planning Panel's (SLPP) recommendation on the Planning Proposal for Nos 55-57 Parramatta Road, and Nos 12-24 Powell Street, Homebush, including the former Homebush Theatre site (refer to Figure 1 below).



Figure 1: Aerial view of the subject site (Source: Six Maps)

The SLPP considered the report at its meeting on 3 May 2018. A copy of the report is included at Attachment 1.

The preliminary Planning Proposal seeks to amend Strathfield Local Environmental Plan (LEP) 2012 as follows:

- (a) Amend the Height of Building Map from **22m (42m under Clause 4.3A)** to **145m** as it applies to the site; and
- (b) Amend the Floor space Ratio Map from **2:1 (3.15 under Clause 4.4A)** to **7.3:1** as it applies to the site.

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)

The subject site includes the Former Homebush Theatre which is listed as a Local Heritage Item (I31) under Strathfield LEP 2012. It is proposed that the building will be reinterpreted and refurbished as part of the redevelopment of the future redevelopment of the site.

The Planning Proposal aims to facilitate the future delivery of a primarily residential, mixed-use development and public domain improvements including a Plaza and refurbished Homebush Theatre.

The preliminary Planning Proposal is also accompanied by a draft Letter of Offer to enter into a Voluntary Planning Agreement with Strathfield Council.

The subject land is strategically located within the Parramatta Road Corridor, which links the CBD's of Parramatta and Sydney.

The Homebush Precinct is identified as a priority growth precinct within State-led strategic planning documents, targeted to deliver housing supply and employment opportunities within the transit oriented development Corridor.

The subject site is within the *Parramatta Road Corridor Urban Transformation Strategy* (PRCUTS) which was released in November 2016 and is given statutory weight under a Section 117 Ministerial Direction.

A maximum building height of **80m** and floor space ratio of **5:1** is recommended for the site under the *Parramatta Road Urban Transformation Strategy* (PRCUTS) 2016, which is given statutory weight under a Section 117 Ministerial Direction.

The preliminary Planning Proposal is 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). The Planning Proposal has not provided adequate justification to support the additional height and FSR on the site beyond that envisaged for the site under the PRCUTS.

Accordingly, the SLPP resolved to not support the preliminary Planning Proposal in its current form 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.*

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)

- 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.*

It is recommended that Council endorses the SLPP recommendation.

REPORT**BACKGROUND**

On 22 December 2017, a preliminary Planning Proposal was submitted to Strathfield Council in respect of land at 55-67 Parramatta Road and 12-24 Powell Street, Homebush. The preliminary Planning Proposal was notified from 5 December 2017 to 5 January 2018 in accordance with Council's Notification Policy. No written submissions were received during this period.

An assessment of the preliminary Planning Proposal was undertaken and a letter was sent to the applicant on 2 March 2018 advising that the proposal is inconsistent with the Strategic Vision for the Parramatta Road Corridor and Part 7.3 of the Section 117 Ministerial Directions under the Environmental Planning & Assessment Act 1979, in that: Assessment Act 1979, in that:

- *The proposal does not facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November 2016) and the Parramatta Road Corridor Implementation Tool Kit.*
- *The proposal fails to provide a diversity of jobs and housing to meet the needs of a broad cross section of the community.*
- *The non-compliant maximum building height and FSR is incongruous with the prevailing and desired future character of the Precinct.*

Adequate justification has not been provided in the documentation to justify inconsistencies with the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) 2016. In this regard, a maximum building height of 80m and floor space ratio of 5:1 is recommended for the site.

In response to Council's letter, a response and amended documentation was submitted to Council on 6 April 2018.

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)

The report presented to the SLPP was based on the amended documentation submitted to Council on 6 April 2018.

ADDITIONAL INFORMATION SUBMITTED BY WALKER CORPORATION

Additional information was submitted by Walker Corporation on 22 May 2018 in response to the recommendations made in respect of the Planning Proposal by the Strathfield Local Planning Panel on 3 May 2018. A copy of this correspondence is included at Attachment 2

DESCRIPTION OF THE SITE

The subject site is located on the northern side of Parramatta Road, less than 200m to the entrance to Homebush Station. It is strategically located less than 10km east of the Parramatta CBD and 11km west of the Sydney CBD.

The site is irregular in shape and comprises of 14 allotments with a combined site area of approximately 7,518m² (Figure 2)



 The Site

Figure 2: Subject site (Source: Ethos Urban – Planning Proposal)

The site is largely undeveloped with the heritage listed former Homebush Theatre building located in the south-east part of the site fronting Parramatta Road (Figure 3 and 4). The former Homebush Theatre (Lot B, DP 310960; Lot 1, DP 315946) is located at the T-junction of Knight Street and Parramatta Road and is listed in Strathfield LEP 2012 as a Local Heritage Item I31.

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)



Figure 3: Existing largely vacant site as viewed from Parramatta Road.



Figure 4: Heritage listed Homebush Theatre Building at 55-57 Parramatta Road in the south-east corner of the site.

The site is also located in the vicinity of two (2) heritage listed buildings, the '*Horse and Jockey Hotel*' (Figure 5) at 70 Parramatta Road and group of commercial two-storey buildings at 72-76 Parramatta Road, Homebush (Figure 6).

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)



Figure 5: The heritage listed 'Horse and Jockey Hotel' opposite the site at 70 Parramatta Road.



Figure 6: Group of heritage listed two-storey, commercial buildings at 72-76 Parramatta Road.

The area is characterised by a mix of low scale and more recently medium density residential and mixed-use development of 6-14 storeys. Long standing caryards and dealerships are present to the east and west of the site along Parramatta Road.

The site adjoins two (2) storey commercial buildings at 49-53 Parramatta Road to the east, as shown at Figure 7. A five storey brick residential flat building adjoins the site to the east at the rear at No. 2-10 Powell Street, as shown at Figures 10 & 14. A two (2) storey vacant building adjoins the site to the west at No. 69 Parramatta Road, as shown at Figure 8.

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)



Figure 7: Existing view looking west along Parramatta Road.



Figure 8: Vacant two storey building at No. 69 Parramatta Road, which adjoins the site to the west and large at-grade car park further west. The additional height and FSR permitted under Clause 4.3A of SLEP 2012 relies upon amalgamation with No. 69 Parramatta Road.

OVERVIEW OF THE PRELIMINARY PLANNING PROPOSAL

Existing Planning Controls

Strathfield LEP 2012

A summary of the key planning controls that apply to the site under Strathfield LEP 2012 are shown at Table 2 below.

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)

Table 2: Summary of Current Planning Controls under SLEP 2012

SLEP 2012	59-67 Parramatta Road and 12-24 Powell Street	Heritage Listed Homebush Theatre, 55-57 Parramatta Road	Figure
Land Use Table	B4 – Mixed Use	B4 – Mixed Use	9
Clause 4.3 – Height of Buildings	22m (approx. 6 storeys)	11m	10
Clause 4.4 – Floor Space Ratio	2:1	2:1	11
Clause 4.3A – Exceptions to Height of Buildings (Parramatta Road Corridor)	42m (relies upon amalgamation with No. 69 Parramatta Road)*	N/A	12
Key Site No 31			
Clause 4.4A – Exception of Floor Space Ratio (Parramatta Road Corridor)	3.15:1 (relies upon amalgamation with No. 69 Parramatta Road)*	N/A	12
Key Site No. 31			
Schedule 5 – Environmental Heritage	-	Item No. I31 – Former Homebush Theatre	13

* No 69 Parramatta Road has not been included as part of the development site

Land Zoning Map - Sheet LZN_004

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B6 Enterprise Corridor
- B7 Business Park
- E2 Environmental Conservation
- IN1 General Industrial
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure

Cadastral

Cadastral 20/07/08 © Land and Property Information (LPI)

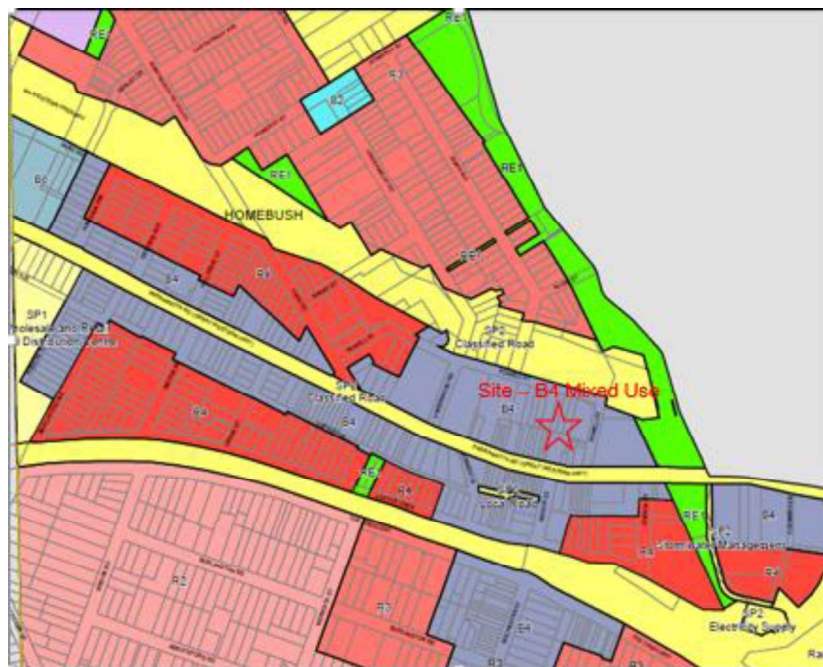


Figure 9: Land Zoning Map – SLEP 2012

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)



Figure 10: Height of Buildings Map – SLEP 2012

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)

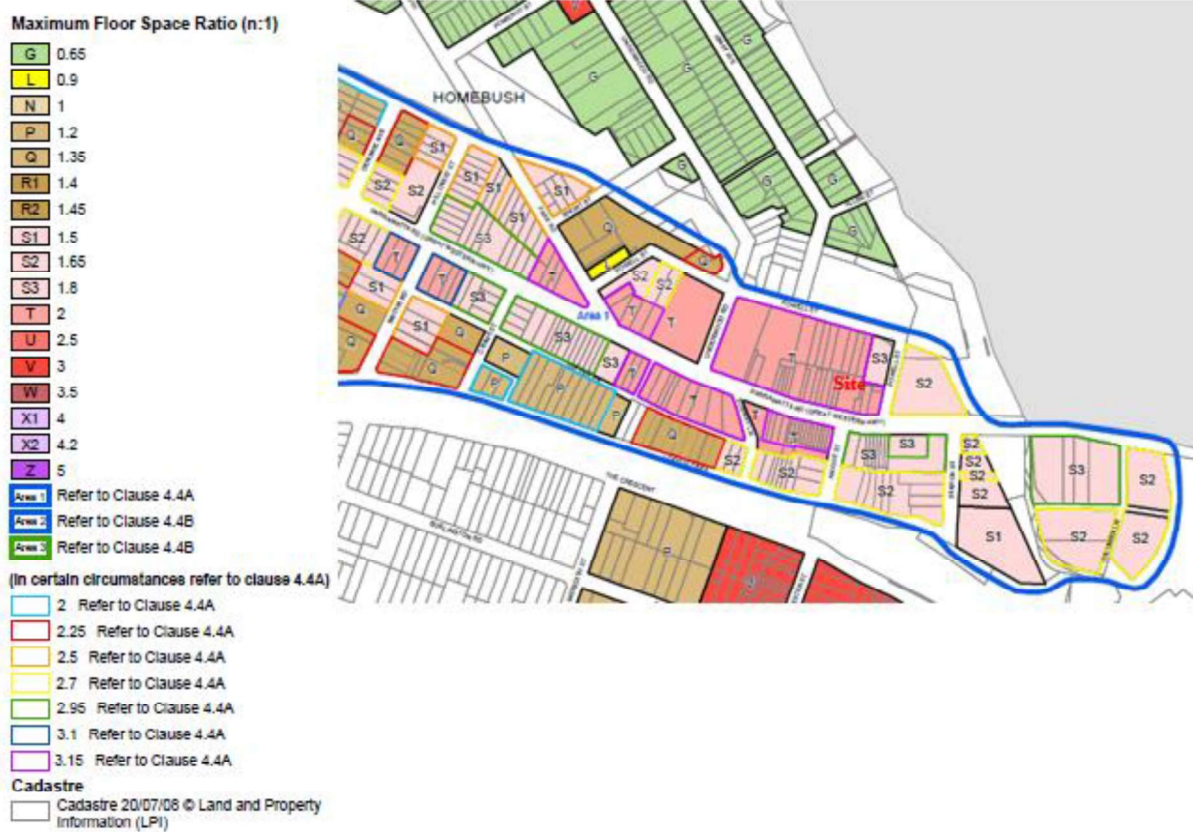


Figure 11: FSR Map – SLEP 2012

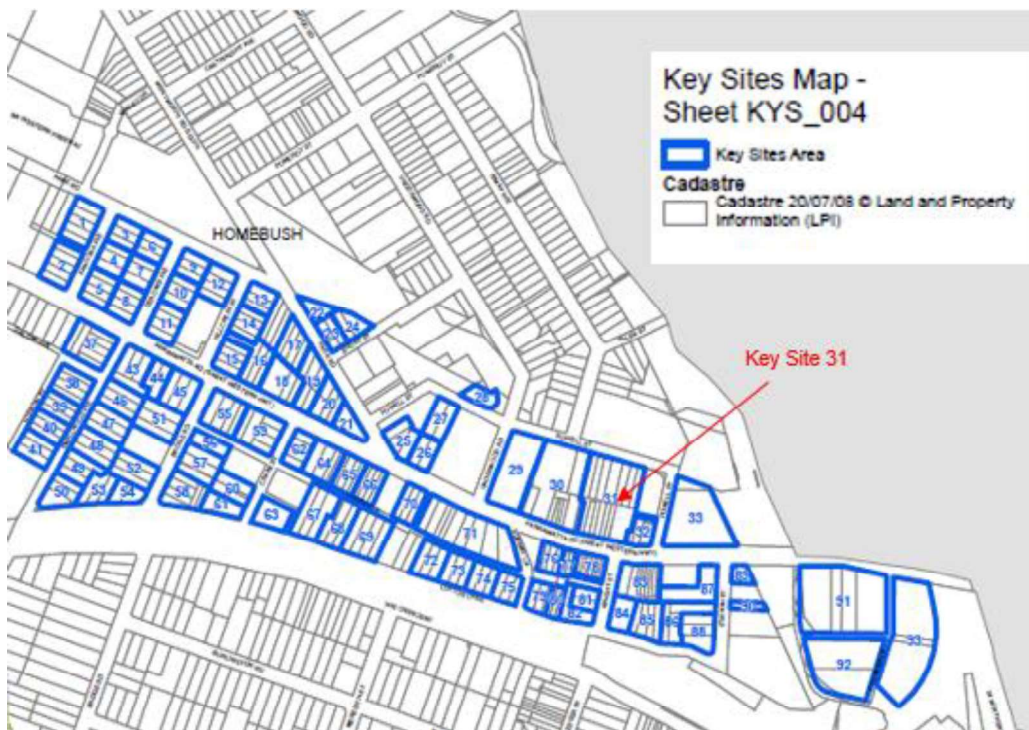


Figure 12: Key Sites Map – SLEP 2012

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)

Heritage Map -
Sheet HER_004

Heritage
 Conservation Area - General
 Item - General
Cadastre
 Cadastre 20/07/08 © Land and Property Information (LPI)



Figure 13: Heritage Map – SLEP 2012

The site contains the following heritage items:

Item No. (SLEP 2012)	Description	Address	Significance
I31	Homebush Theatre Building	55-57 Parramatta Road	Local – main façade is an example of 1920s theatre architecture

The site is located in the vicinity of the following heritage items:

Item No. (Schedule 5 of SLEP 2012)	Description	Address	Significance
I32	Horse and Jockey Hotel	70 Parramatta Road, Homebush	Local
I33	Group of commercial buildings	72-76 Parramatta Road, Homebush	Local – inter-war stripped classical style buildings.

Strathfield DCP No 20 – Parramatta Road Corridor

Strathfield Development Control Plan No. 20 came into force in May 2006.

This document has been superseded by the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) (Refer to discussion below).

Preliminary Planning Proposal

The documentation submitted with the preliminary Planning Proposal states that the objective and intended outcome of the preliminary Planning Proposal are to:

1. *Facilitate urban renewal to enable the future delivery of a primarily residential, mixed use project on a site strategically located relative to existing and planned urban infrastructure, whilst simultaneously supporting the viability of public and private urban investment.*

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)

- II. Provide public domain improvements including a plaza, a refurbished Homebush Theatre and other direct and indirect public benefits that will identify the Homebush Precinct as a distinct new urban place and ultimately provide a civic, social and retail focus for the incoming community.
- III. Facilitate development of a large, vacant and predominately unencumbered urban site to act as a catalyst development for wider urban renewal whilst preserving a significant local heritage item in the former Homebush Theatre.

This outcome is proposed to be achieved by amending Strathfield LEP 2012 as follows:

- Amend the Height of Buildings Map from **22 metres to 145 metres** as it applies to the site (excluding the former Homebush Theatre) (Figure 14).
- Amend the Floor Space Ratio Map from **2:1 to 7.3:1** as it applies to the site (Figure 15).

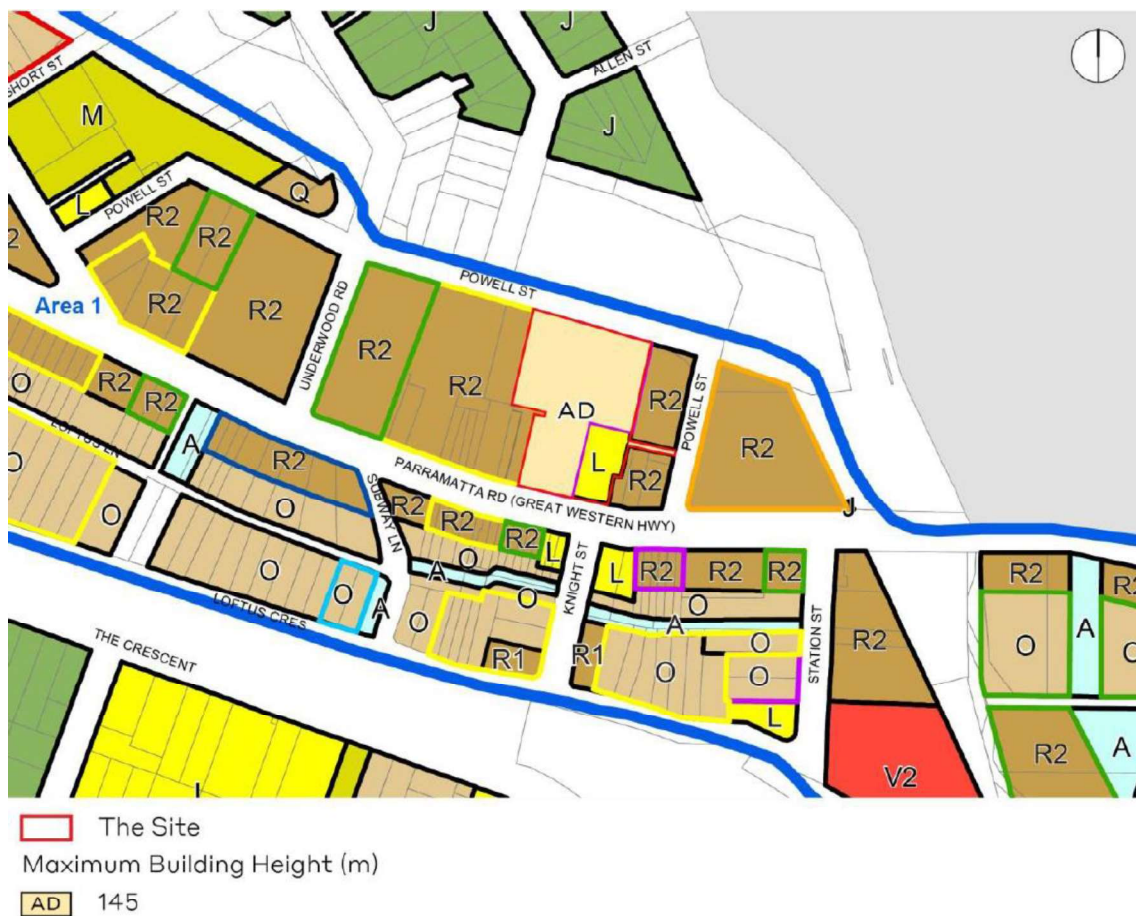


Figure 14: Proposed Height of Buildings Map

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)

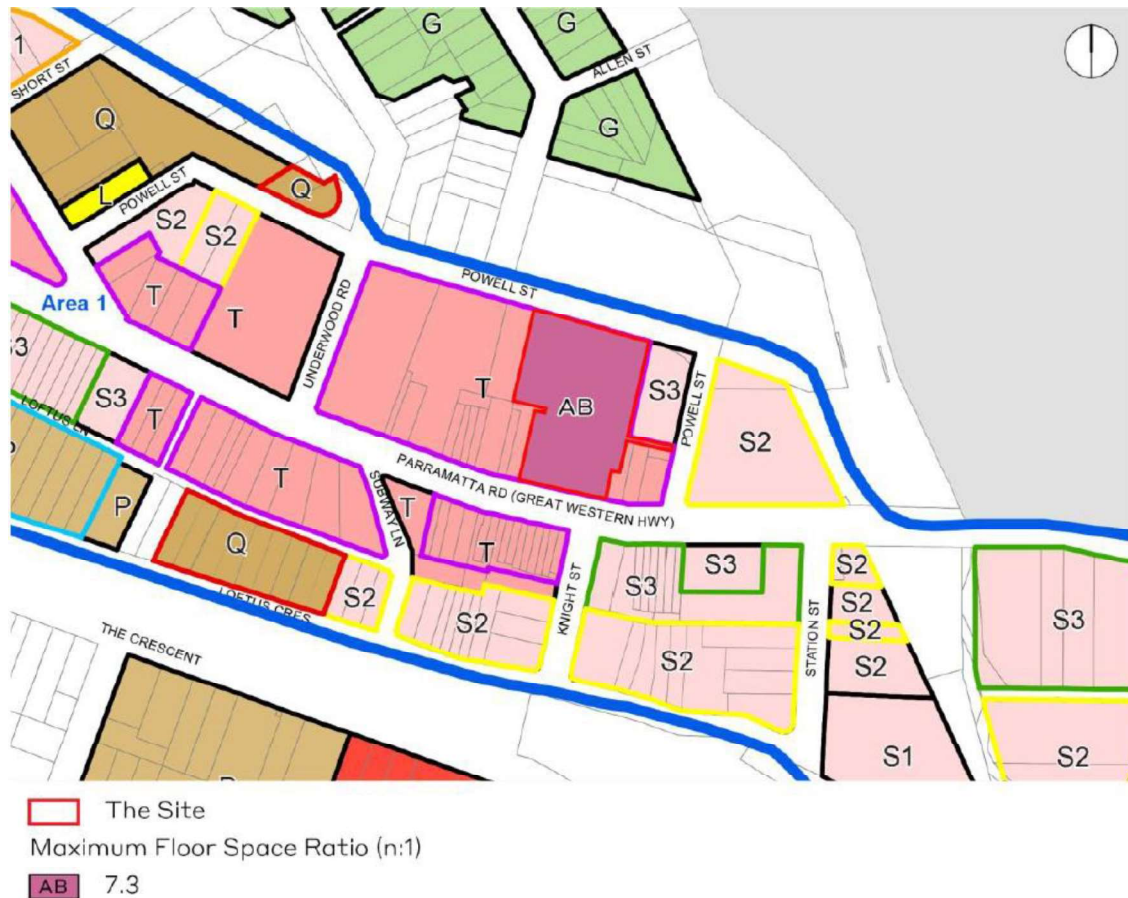


Figure 15: Proposed Floor Space Ratio Map

The preliminary Planning Proposal aims to facilitate urban renewal and the redevelopment of the site. An Urban Design Report prepared by PTW Architects proposes the following across the site:

- I. A 7 storey building between Powell Street and the Plaza containing apartments and commercial uses.
- II. A mixed use building adjoining the western boundary comprising a 4 storey retail, commercial and childcare centre (with indicative provision for 50 children) podium, with residential apartments above in the three towers ranging from 8 to 45 storeys.
- III. Removal of the rear of the former Homebush Theatre and retention and refurbishment of the front, relatively intact portion fronting Parramatta Road.
- IV. Creation of a plaza that will be a publicly accessible and include structures and spaces that interpret the two-storey form of the removed parts of the former Homebush Theatre. The Plaza will be integrated with the retail and commercial component of the proposal, and will be landscaped with a playground and other suitable furniture and fixtures. Subject to management arrangements it will be suitable for community based activities and events.

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

- V. A through site pedestrian link adjacent to the former Homebush Theatre will provide a connection between Powell Street, the Plaza and the larger embellished public domain along the Parramatta Road frontage.
- VI. A north/south pedestrian link through the site will provide connections from the Homebush Town Centre to Powells Creek and beyond.
- VII. The Parramatta Rd public domain will be widened by six metres into the site.
- VIII. Four levels of basement car parking.

Specifically, the preliminary Planning Proposal proposes the following development scheme for the site:

New Plaza and adaptive re-use of the Homebush Theatre Building

It is proposed to retain and refurbish the heritage listed former Homebush Theatre Building, including the lobby, stairwell, salons and façade, while removing the highly modified rear portion of the building to allow creation of a new plaza in the centre of the site, as shown at Figure 16 – Figure 18.

The Plaza will be publicly accessible and it is proposed that spaces and structures will be created that will interpret the two-storey volume of the removed part of the Theatre. The through site link adjacent to the Theatre will provide a connection between the Plaza and the larger embellished public domain along Parramatta Road.

The remainder of the site is proposed to be redeveloped as follows:

- **Building A** – 45 storey building with four storey podium to its northern side fronting Powell Street with Level 1 retail occupying 23% of the frontage, set above 1 level of at-grade parking at ground level and 4 levels of basement car parking.
- **Building B** – 40 storey building in the centre of the site comprised of 38 levels of residential above 1 level of childcare and ground floor retail, set above 4 levels of basement car parking. A 4 storey residential building links Buildings B and C.
- **Building C** – 11 storey building fronting Parramatta Road with 8 storey podium to its northern and southern sides comprised of residential above ground level retail, set above 3 levels of basement car parking.
- **Building D** – 4 storey building in the north-east corner of the site fronting Powell Street to the north and east with ground floor commercial, set above 4 levels of basement car parking.

A breakdown of the proposed building uses is provided at **Table 3** below:

Table 3: Building use breakdown and communal open space provision.

Use	Proposed	Control
Residential GFA (577 Apartments: 187 x 1	51,749m ² (94% of total GFA)	-

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

Use	Proposed	Control
bedroom, 328 x 2 bedroom, 62 x 3 bedroom)		
Non-residential GFA	3,290m ² (6% of total GFA)	-
Total GFA	55,039m² (variation of 266%)	15,036m²
Proposed FSR	7.3:1	2:1 (SLEP 2012)
Car Parking	571 spaces	571 spaces (Retail and commercial rates as per Paramatta Road Corridor Urban Transformation Precinct Transport Report, child care rates as per current DCP)
Communal Open Space	30% (2,271m ²)	25% (1879m ²) in accordance with ADG



Figure 16: Proposed Plaza at the rear of the Heritage listed Homebush Theatre Building (Source: Urban Design Report, prepared by Peddle Thorpe & Walker Pty Ltd, excluding annotations).

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)

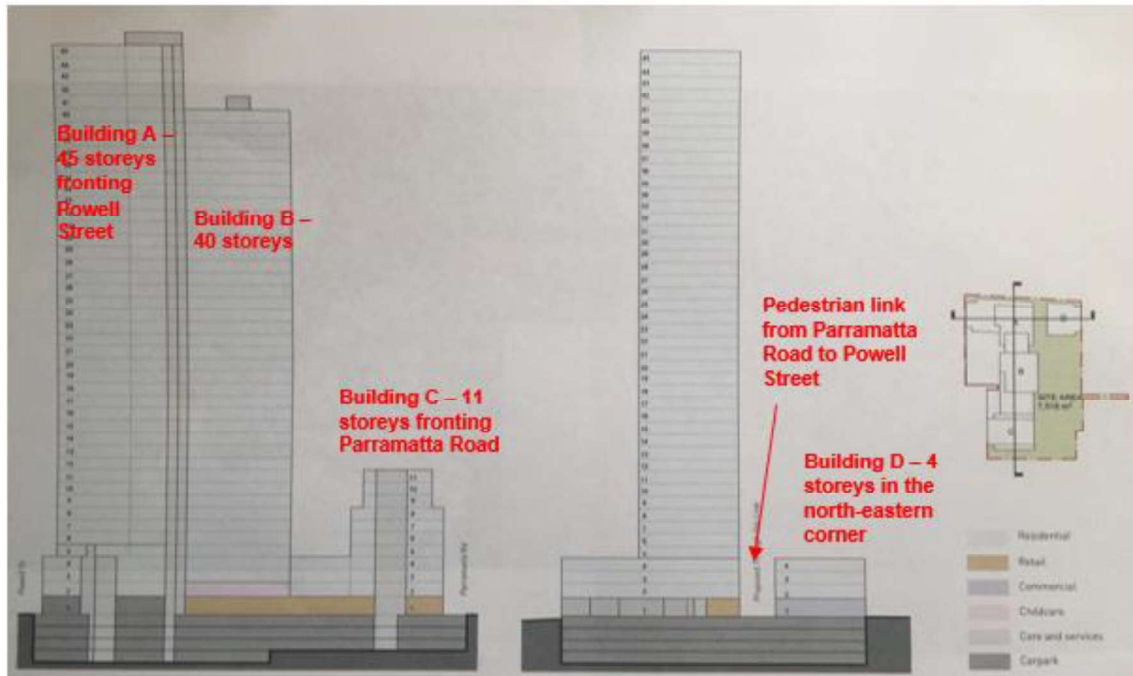


Figure 17: Proposed building heights and typologies (Source: Urban Design Report, prepared by Peddle Thorpe & Walker Pty Ltd, excluding annotations).



Figure 18: Artist impression of the site as viewed from Knight Street (Source: Urban Design Report, prepared by Peddle Thorpe & Walker Pty Ltd, excluding annotations).

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)**ASSESSMENT OF THE PLANNING PROPOSAL****Isolation of No 69 Parramatta Road**

An objective of the existing Strathfield DCP for Parramatta Road is the amalgamation of the subject site with No 69 Parramatta Road. This is the site to the east of the former Homebush Theatre. It is considered that a better design outcome for the site could be achieved with the incorporation of No 69 Parramatta Road.

Documentation has been submitted with the preliminary Planning Proposal to indicate that discussions were undertaken in March 2017 with the landowner of 69 Parramatta Road. It has been advised by the applicant that an agreement regarding a reasonable price was not reached.

Other than one email, documentation regarding the potential purchase negotiations with the owner of No. 69 Parramatta Road has not been provided to Council. There is also no documentation to indicate whether any further approaches (within the last 3 months) have been made to the adjoining owner of the site with respect to negotiating a potential purchase of the site.

Based on the documentation submitted to Council, it is considered that a genuine and reasonable attempt has not been made to purchase No 69 Parramatta Road based on a fair market value.

Strategic Merit Test

A Guide to Preparing Planning Proposals sets out that in order to answer this question, a planning proposal needs to justify that it meets the Strategic Merit Test. The consistency of this Preliminary PP with the mandated assessment criteria is set out below.

Is it:

- *Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or*
- *Consistent with a relevant local council strategy that has been endorsed by the Department; or*
- *Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.*

Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)

The PRCUTS is the State Government's long-term strategy for the growth and renewal of the Parramatta Road Corridor. The site is within the Homebush Precinct, which was identified for significant future growth due to its central location between Sydney's two main metropolitan city centres and near the junction of two major rail lines.

The Homebush Precinct is targeted to accommodate 9,500 new homes and 12,900 new jobs by 2050.

The PRCUTS has been adopted and is given statutory force by a Ministerial Direction under section 117 of the Environmental Planning and Assessment Act 1979.

The future character and identity of Homebush is described in Part 6, Section 7.4 that provides the vision for Homebush under the PRCUTS.

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

"Sitting between Sydney's two main CBDs, Homebush can be transformed into an active and varied hub, blending higher density housing and a mix of different uses, supported by a network of green links and open spaces with walking access to four train stations."

Homebush will be a focus for high density housing, with a hub of activity between Homebush, North Strathfield, Concord West and Strathfield Stations. Both Parramatta Road and George Street will form main streets to build on the character of the Bakehouse Quarter and the curve of Parramatta Road.

Taller residential buildings will mark the centre of activity at the Precinct's core. The network of streets to the north and west from here will be easy and safe to walk through, with medium-density housing and the green corridor of Powells Creek. The area around Flemington Markets will have a new employment and retail focus."

The PRCUTS provides a maximum building height and FSR for the Homebush Precinct, as outlined in the Table 4 below and referred to in the figures below:

Control	Recommended	Proposed	Variation
Height of Building (Figure 29)	80m (25 storeys)	145m (45 storeys)	81.25% (65m) (20 storeys)
FSR (Figure 30)	5.0:1 (37,592.5m ²)	7.3:1 (55,039m ²)	46.41% (17,446.5m ²)

Table 4: Maximum height and FSR recommended for the site under the PRCUTS.

The Planning Proposal has provided discussion around the strategic vision and states that the PRCUTS Strategic Vision is for *"Incremental renewal of the Corridor will occur over the long term to deliver a high quality multi-use corridor with improved transport choices, better amenity and balanced growth of housing and jobs."*

Table 5 below provides a response to the comments in the preliminary Planning Proposal with respect to the Strategic Vision and identifies the key issues Council has with respect to the preliminary Planning Proposal:

Table 5: Response to Strategic Vision

Preliminary Planning Proposal	Council Officer's Comments
Incremental: This proposal is a sensible first stage for the renewal of the Precinct and the largest undeveloped site proximate the Homebush Station. It will serve as a catalyst for the wider, and more socially sustainable, Homebush renewal.	<p>It is agreed that redevelopment of the site should be encouraged however the proposed heights and densities proposed are excessive and the building typologies are not consistent with the vision and objectives for the Homebush Precinct.</p> <p>Council does not support the proposed heights and FSR which significantly exceeds the requirement under the PRCUTS and is incongruous with the prevailing and desired future character for the Precinct</p> <p>Any Planning Proposal for the site should align as closely as possible with the heights and FSR, as set out in the PRCUTS.</p>

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

Preliminary Planning Proposal	Council Officer's Comments
<p>Multi-use Corridor: Substantive community facilities and non-residential uses are proposed including the renewal of the long dormant Homebush Theatre for active uses and open space.</p>	<p>Council supports the substantive community facilities proposed by the development however the predominantly residential nature of the development fails to provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community.</p> <p>The proposal provides for 3,290m² of non-residential space, proposed to be used for commercial, retail and childcare uses.</p> <p>Council considers that there should be more of a focus to the provision of jobs on the site in order to provide a more balanced development across the site and to better align with creating conditions for a stronger economy.</p>
<p>Transport choice: The site's location proximate Homebush Station will encourage people to walk there. The Reference Design includes pedestrian links through the site that connect to existing and planned regional cycle and pedestrian networks.</p>	<p>It is accepted that the subject site's proximity to Homebush Station will encourage residents and visitors to the site to utilise active transport options, however more detailed transport network assessments are required to confirm whether the road network (both State and Local) will cope with the extent and density of urban development, not only on the site but across the Precinct.</p> <p>The preliminary Planning Proposal is supported by a Traffic Impact Assessment, prepared by Ason. This concludes that <i>the road network would be able to absorb traffic generated by a proposal with an FSR of 7.3:1, and less than 1 vehicle/minute would be generated in the peaks over a proposal that met the PRCUTS recommended 5.1 FSR.</i></p> <p>The issue for Council is that it does not yet understand what the cumulative impact of development across the Precinct will be, even at the adopted heights and densities under the PRCUTS.</p> <p>Burwood, Strathfield and Canada Bay Councils are preparing a <i>Parramatta Road Strategy Traffic and Transport Study</i>, which is due for completion in the mid to late 2018. It will, amongst other things, consider the transport infrastructure augmentations required to support increased densities along the Parramatta Road Corridor recommended by PRCUTS. Until such time as this work is completed Council cannot support any changes to the controls above Council's DCP for the Parramatta Road Precinct</p>

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

Preliminary Planning Proposal	Council Officer's Comments
<p>Amenity: The new 6 metre wide Parramatta Road setback will include deep soil planting to facility street trees and landscaping and enhance pedestrian amenity as envisaged by PRCUTS. The refurbished Theatre will activate Parramatta Rd frontage, and provide a distinctive landmark that will identify it as a community destination and contribute to unique character for the north Homebush.</p>	<p>Council supports the activation and "greening" of the Parramatta Road frontage.</p> <p>Council supports the refurbishment and upgrade of the former Homebush Theatre however it is considered that the proposed building heights and densities are incongruous in scale with the former Homebush Theatre building and surrounding heritage items.</p> <p>The prominence of the landmark Homebush Theatre Building in the immediate streetscape and from the key vantage point of Knight Street is compromised by the inappropriate form and mass of the proposal.</p> <p>The proposal does not provide an appropriate built form transition and is considered to physically overwhelm and dominate the heritage Theatre Building and the heritage listed Hotel and two (2) storey commercial buildings opposite the site.</p> <p>Council supports in principle the redevelopment of the site as a community destination, however this should also be supported by additional employment opportunities</p>
<p>Balanced growth: PRCUTS recognises that the Homebush Precinct is well served for employment as it has good public transport accessibility to Sydney and Parramatta CBDs and other employment areas, making it consistent with the '30 minute city' planning principle that underpins the GSC's <i>Greater Sydney Region Plan</i>. The proposal incorporates a good proportion of non-residential floor area.</p>	<p>Council does not agree with the statement that the proposal incorporates a good proportion of non-residential floor area. The development is predominantly residential and no real justification has been provided as part of the Planning Proposal for the lack of employment uses on the site.</p> <p>It is considered that the amount of employment generating GFA (the proposed amount of which equates to 8% of the total GFA on the site and generates approximately 200 additional jobs) on the subject site is insufficient in providing sufficient jobs to meet the Eastern City District Plan job targets</p>

Parramatta Road Corridor Urban Transformation Planning and Design Guidelines - Implementation Tool Kit

The following concerns are raised with regards to the prioritised set of actions identified in the *Parramatta Road Urban Transformation Planning and Design Guidelines*:

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)**Part 3.2: Heritage and Fine Grain Guidelines in the Parramatta Road Corridor**

It is considered that the proposed building heights and FSR are incongruous in scale with the adjoining heritage items and results in the following:

- The prominence of the landmark Homebush Theatre Building in the immediate streetscape and from the key vantage point of Knight Street is compromised by the inappropriate form and mass of the proposal.
- The proposal does not provide an appropriate built form transition and is considered to physically overwhelm and dominate the heritage Theatre Building and the heritage listed Hotel and two (2) storey commercial buildings opposite the site.

The proposal is inconsistent with Section 7.8 of the *Parramatta Road Corridor Urban Transformation Planning and Design Guidelines Implementation Tool Kit Nov 2016* which requires that the Parramatta Road street edge be defined with low rise buildings (a maximum height of 8 storeys is recommended) with appropriately scaled podiums to create a pedestrian scale at street level (this is typically a maximum of three storeys).

STRATEGIC PLANNING CONTEXT**Greater Sydney Region Plan – A Metropolis of Three Cities**

In March 2018 the GSC finalised the Greater Sydney Region Plan (the Plan). It sets out the 40 year vision, objectives, strategies and actions for developing a three city metropolis model for greater Sydney comprising the Western Parkland City (near the future Western Sydney Airport), the Central River City (Parramatta) and the Eastern Harbour City (Sydney).

The Plan's vision for 2056 promotes the '30 minute city' concept across greater metropolitan Sydney, allowing people to live, work and access amenities within close distances of each other. The plan also advocates for more housing in the right location and encourages urban renewal of well-placed locations benefiting from existing and proposed infrastructure. The Plan emphasises the importance of aligning growth with infrastructure investment to create liveable cities.

The Plan identifies Homebush as part of the Greater Parramatta Growth Area Investigation Area shown in Figure 19 which is forecasted for significant additional growth given its proximity to the Parramatta's metropolitan centre.

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)

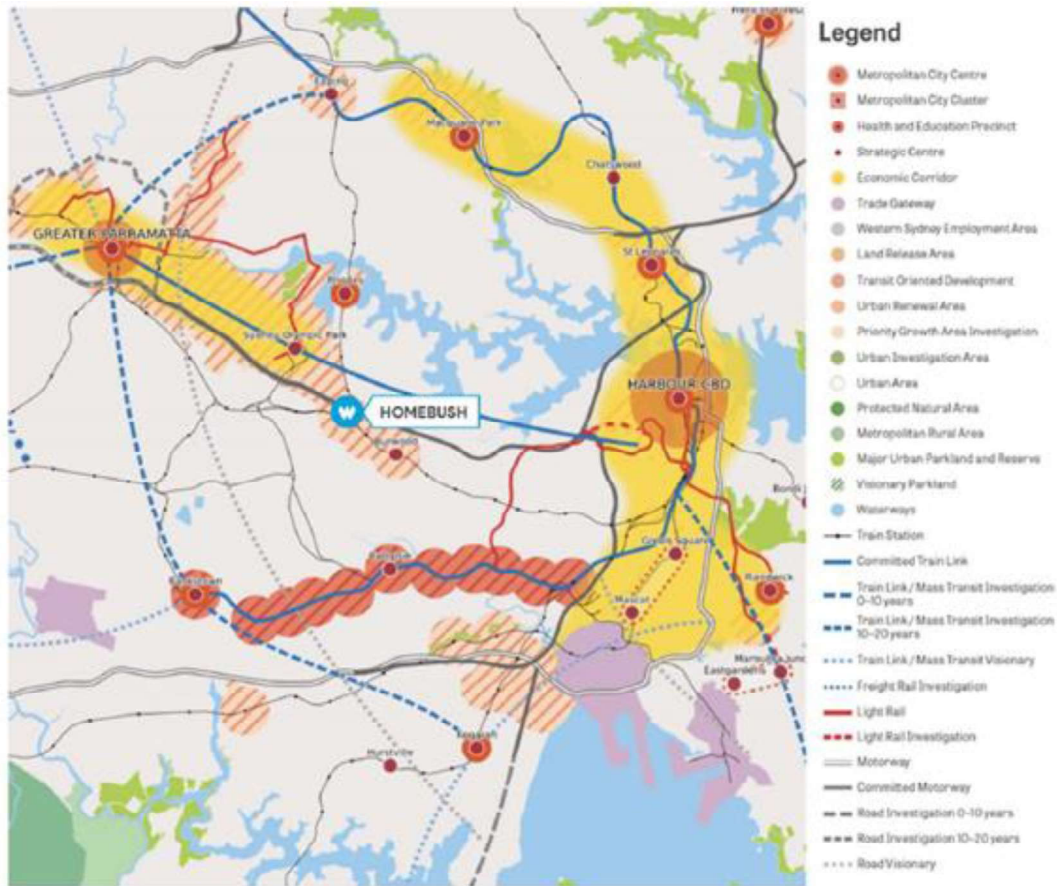


Figure 19: Greater Sydney Region Structure Plan (Source: GSRP 2056, GSC)

The preliminary Planning Proposal is generally consistent with the strategic direction under the draft Greater Sydney Region Plan in that:

- The subject site is strategically located within a 30 minute train trip to several strategic centres including Rhodes, Burwood and Sydney Olympic Park, as well as the metropolitan City Centres of Parramatta and Sydney; and
- The site is within the GPOP and the Greater Parramatta Growth Area forecasted, which are forecast for significant growth.

Eastern City District Plan

The Eastern City District Plan was endorsed in March 2018 and provides a short-term (20 year) plan to manage growth and implement the Greater Sydney Region Plan at the district level.

Homebush forms a part of the western extent of the Eastern City District Plan (shown in Figure 20 below). The site's strategic location offers the advantage of access to the rapidly growing Central River City (Parramatta) while benefiting from opportunities of the Eastern City District.

The District Plan supports the site as a suitable location for urban renewal. The *Greater Sydney Commission urban renewal investigation criteria checklist* favours renewal of locations around strategic centres with access to good public transport, jobs, amenities and links for walking and cycling.

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)

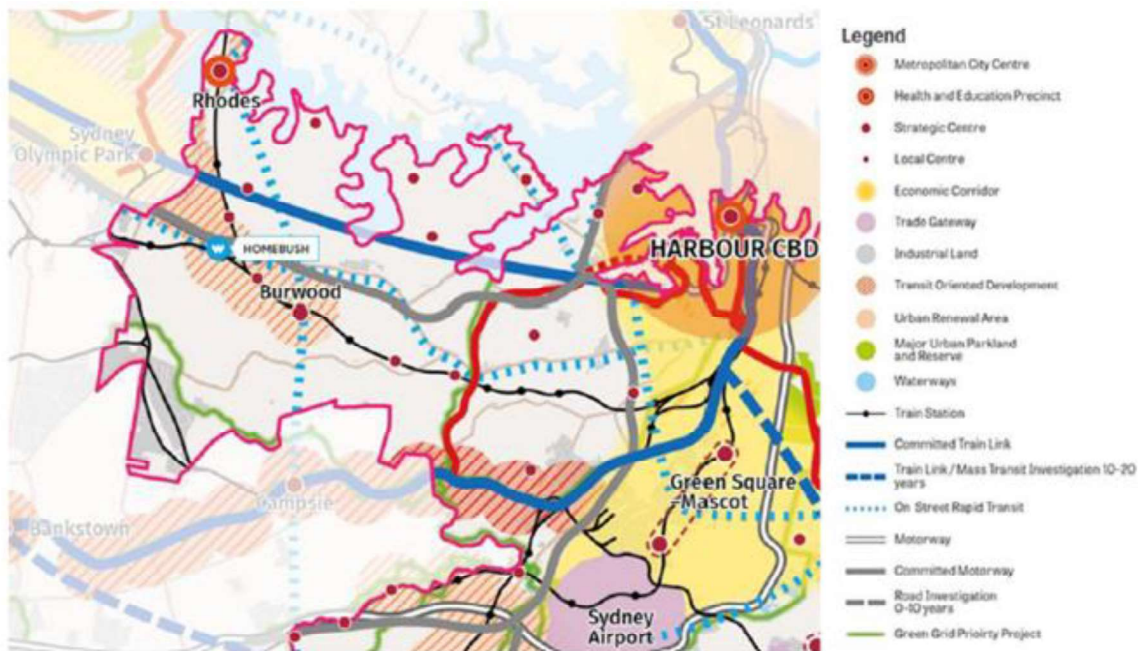


Figure 20: Eastern City District Structure Plan (Source: GSC)

Burwood, Strathfield and Homebush Planned Precinct

In July 2017, the state government nominated the area around Burwood, Strathfield and Homebush stations area as a Planned Precinct, in order to promote holistic planning and orderly renewal to create a cohesive urban area.

This process is in the strategic planning phase and to date no documentation has been released by the Department of Planning & Environment.

Section 117 Ministerial Direction

Pursuant to the Section 117(2) of the EP&A Act, Section 7.3 of the Local Planning Directions applies to the PRCUTS, and the Strathfield LGA. Under subclause (4) S a planning proposal within the Parramatta Road Corridor must:

- (a) give effect to the objectives of this Direction,
- (b) be consistent with the Strategic Actions within the Parramatta Road Corridor Urban Transformation Strategy (November, 2016),
- (c) be consistent with the Parramatta Road Corridor Planning and Design Guidelines (November, 2016) and particularly the requirements set out in Section 3 Corridor-wide Guidelines and the relevant Precinct Guidelines,
- (d) be consistent with the staging and other identified thresholds for land use change identified in the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016),
- (e) contain a requirement that development is not permitted until land is adequately serviced (or arrangements satisfactory to the relevant planning authority, or other appropriate authority, have been made to service it) consistent with the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016),
- (f) be consistent with the relevant District Plan.

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)

The Planning Proposal is inconsistent with the objectives of the Direction in the following manner:

- The Planning Proposal does facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November, 2016) and the Parramatta Road Corridor Implementation Tool Kit.
- The predominantly residential nature of the development fails to provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community.
- The non-compliant maximum building height and FSR is incongruous with the prevailing and desired future character for the Precinct.
- The Planning Proposal exceeds the maximum height and FSR outlined for the site under the PRCUTS.

As the preliminary Planning Proposal is inconsistent with the FSR and height controls in the PRCUTS, it must be assessed against the 'Out of Sequence Checklist'. This allows a merit assessment process to determine whether Planning Proposals that are not fully consistent with the Implementation Plan 2016 – 2023 can proceed.

In this regard, the s117 Direction notes:

- (5) A planning proposal may be inconsistent with the terms of this Direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning & Environment (or an officer of the Department nominated by the Secretary) that the planning proposal is:*
- (a) consistent with the Out of Sequence Checklist in the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016), or*
 - (b) justified by a study (prepared in support of the planning proposal) that clearly demonstrates better outcomes are delivered than identified in the Parramatta Road Corridor Urban Transformation Strategy (November, 2016) and Parramatta Road Corridor Implementation Plan 2016-2023 (November, 2016) having regard to the vision and objectives, or*
 - (c) of minor significance.*

The applicant has addressed the criteria listed in the Out of Sequence Checklist.

Council considers that the preliminary Planning Proposal does not adequately satisfy the criteria listed in the Out of Sequence Checklist in justifying the significant variation to the height and FSR across the site.

It is considered that the bulk of the public benefits offered to Council are actions which would be required to be undertaken as part of the future redevelopment of the site, regardless of the height and density. These include:

- Refurbishment of the former Homebush Theatre;
- Provision of "good public open space" and through site links in accordance with the requirements of the PRCUTS;
- Affordable rental housing – in accordance with the Easter City District Plan an Affordable Rental Housing Target of between 5% - 10% is to be provided for development of urban renewal areas
- Childcare centre – the centre is proposed on site and benefits the developer

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)

- Public Art – proposed on the site and will benefit the subject development
- Sustainability measures – it is considered that a development of this scale would incorporate sustainability measures as part of any development of the site and these will benefit the future residents of the proposed development. No sustainability initiatives have been proposed outside of the site, within the Homebush Precinct.

OFFER TO ENTER INTO A VOLUNTARY PLANNING AGREEMENT

The proponent has offered to enter into a Voluntary Planning Agreement to provide contributions towards material public benefits.

The documentation provided by the applicant states the following in this regard:

The incorporated social and community benefits and the Theatre refurbishment for occupation with retail and food related businesses is predicated on achievement of an FSR of 7.3:1..... The additional 2.3:1 FSR allows the proponent to deliver a far superior material public benefit, including:

- *An additional nine (9) affordable rental housing 2 bedroom units to the value of c. \$6.4M, making a total of 21 x 2 bedroom apartments to be dedicated to Council.*
- *Increased s.7.13 Contributions in the order of \$3.5M.*
- *Increased s.7.22 Contributions in the order of \$2.1M.*
- *Public domain embellishment including public art and creation of a new Precinct destination over and above the requirements of the PRCUTS.*
- *The creation and ongoing operation and management of a publicly accessible Plaza and through site links of approximately 2,800m², creating a retail and social destination and community hub.*
- *Additional retail and commercial floor space to support jobs and provide services.*
- *Affordable rental commercial floor space for a period of 5 years.*
- *Job creation of over 205 new jobs.*
- *A design excellence competition.*
- *Additional sustainability measures.*

As outlined above, it is considered that the bulk of the public benefits offered to Council are actions which would be required to be undertaken as part of the future redevelopment of the site, regardless of the height and density.

CONCLUSION

The Planning Proposal for Nos 55-67 Parramatta Road and No 12-24 Powell Street, Homebush seeks to amend the Strathfield Local Environmental Plan 2012 as follows:

- Amend the Height of Building Map from **22m (42m under Clause 4.3A) to 145m** as it applies to the site; and
- Amend the Floor space Ratio Map from **2:1 (3.15 under Clause 4.4A) to 7.3:1** as it applies to the site.

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (Including Former Homebush Theatre) (Cont'd)

The Planning Proposal aims to facilitate the future delivery of a primarily residential, mixed-use development and public domain improvements including a Plaza and refurbished Homebush Theatre.

The subject site is within the *Parramatta Road Corridor Urban Transformation Strategy* (PRCUTS) which was released in November 2016 and is given statutory weight under a Section 117 Ministerial Direction.

A maximum building height of 80m and floor space ratio of 5:1 is recommended for the site under the *Parramatta Road Urban Transformation Strategy* (PRCUTS) 2016, which is given statutory weight under a Section 117 Ministerial Direction.

The preliminary Planning Proposal is 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).

Council officers have undertaken an assessment of the preliminary Planning Proposal and it was considered that there is inadequate justification to support the additional height and FSR on the site beyond that envisaged for the site under the PRCUTS.

A detailed report was presented to the SLPP on 3 May 2018. The SLPP supported the officers recommendation to not support the amendments to the height and FSR, as requested for the reasons outlined above.

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

1. [↓](#) Report to Strathfield Local Planning Panel - 3 May 2018
2. [↓](#) Response to Local Planning Panel Recommendations from Walker Corporation

ATTACHMENT 1

TO: Strathfield Local Planning Panel Meeting - 3 May 2018
REPORT: SLPP – Report No. 1
SUBJECT: PLANNING PROPOSAL - NOS 55-67 PARRAMATTA ROAD AND NOS 12-24 POWELL STREET, HOMEBUSH (INCLUDING FORMER HOMEBUSH THEATRE)
DA NO. N/A

PURPOSE

1. The purpose of this report is to inform the Strathfield Local Planning Panel of a preliminary Planning Proposal submitted by Walker Corporation Pty Ltd for Nos 55-67 Parramatta Road and No 12-24 Powell Street, Homebush (Figure 1 below) to amend the Strathfield Local Environmental Plan 2012 as follows:
 - (a) Amend the Height of Building Map from 22m (42m under Clause 4.3A) to 145m as it applies to the site; and
 - (b) Amend the Floor space Ratio Map from 2:1 (3.15 under Clause 4.4A) to 7.3:1 as it applies to the site.
2. The subject site includes the Former Homebush Theatre which is listed as a Local Heritage Item (I31) under Strathfield LEP 2012. It is proposed that the building will be reinterpreted and refurbished as part of the redevelopment of the future redevelopment of the site.



Figure 1: Aerial view of the subject site (Source: Six Maps)

3. The Planning Proposal aims to facilitate the future delivery of a primarily residential, mixed-use development and public domain improvements including a Plaza and refurbished Homebush Theatre.
4. The preliminary Planning Proposal is also accompanied by a draft Letter of Offer to enter into a

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)

Voluntary Planning Agreement with Strathfield Council. The draft Letter of Offer includes the following, which are in addition to any monetary contributions required under Council's Section 7.11 Contributions Plan:

- The dedication of Affordable Rental Housing equivalent to 5% of the "uplift" of the residential floor area;
 - Provision of affordable commercial floor space; and
 - A childcare facility to accommodate 50 children
5. The subject land is strategically located within the Parramatta Road Corridor, which links the CBD's of Parramatta and Sydney.
 6. The Homebush Precinct is identified as a priority growth precinct within State-led strategic planning documents, targeted to deliver housing supply and employment opportunities within the transit oriented development Corridor.
 7. The subject site is within the *Parramatta Road Corridor Urban Transformation Strategy* (PRCUTS) which was released in November 2016 and is given statutory weight under a Section 117 Ministerial Direction.
 8. A maximum building height of 80m and floor space ratio of 5:1 is recommended for the site under the *Parramatta Road Urban Transformation Strategy* (PRCUTS) 2016, which is given statutory weight under a Section 117 Ministerial Direction.
 9. The preliminary Planning Proposal is 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).
 10. The Planning Proposal has not provided adequate justification to support the additional height and FSR on the site beyond that envisaged for the site under the PRCUTS. The justification provided by the applicant is that the additional height and FSR will allow for the delivery of direct and indirect public benefits that include and exceed the Section 7.13 and 7.22 Contributions and Affordable Rental Housing contributions.
 11. It is also considered that a better design outcome for the site could be achieved with the incorporation of No 69 Parramatta Road. Council considers that further negotiations should be undertaken with the owner of the adjoining site to secure No 69 Parramatta Road as part of the development site.
 12. It is also considered that until such time as the precinct-wide traffic study is completed, Council is unable to ensure that the proposed development will not have an impact of the operation of the corridor and local street network.
 13. Council also considers that the amount of employment generating GFA (the proposed amount of which equates to 8% of the total GFA on the site and generates approximately 200 additional jobs) on the subject site is insufficient and providing sufficient jobs to meet the Eastern City District Plan job targets.
 14. For the reasons outlined above, it is recommended that the preliminary Planning Proposal, as proposed not be supported.

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)

BACKGROUND

15. On 22 December 2017, a preliminary Planning Proposal was submitted to Strathfield Council in respect of land at 55-67 Parramatta Road and 12-24 Powell Street, Homebush. The preliminary Planning Proposal was notified from 5 December 2017 to 5 January 2018 in accordance with Council's Notification Policy. No written submissions were received during this period.
16. An assessment of the preliminary Planning Proposal was undertaken and a letter was sent to the applicant on 2 March 2018 advising that the proposal is inconsistent with the Strategic Vision for the Parramatta Road Corridor and Part 7.3 of the Section 117 Ministerial Directions under the Environmental Planning & Assessment Act 1979, in that: Assessment Act 1979, in that:
- *The proposal does not facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November 2016) and the Parramatta Road Corridor Implementation Tool Kit.*
 - *The proposal fails to provide a diversity of jobs and housing to meet the needs of a broad cross section of the community.*
 - *The non-compliant maximum building height and FSR is incongruous with the prevailing and desired future character of the Precinct.*
- Adequate justification has not been provided in the documentation to justify inconsistencies with the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) 2016. In this regard, a maximum building height of 80m and floor space ratio of 5:1 is recommended for the site.*
17. A copy of Council's the letter is included at Attachment 1.
18. In response to Council's letter, a response and amended documentation was submitted to Council on 6 April 2018. A copy of the response to Council and the amended preliminary Planning Proposal document is included at Attachment 2 and 3, respectively.
19. This report is based on the amended documentation submitted to Council on 6 April 2018.

DESCRIPTION OF THE SITE

20. The subject site is located on the northern side of Parramatta Road, less than 200m to the entrance to Homebush Station. It is strategically located less than 10km east of the Parramatta CBD and 11km west of the Sydney CBD.
21. The site is irregular in shape and comprises of 14 allotments with a combined site area of approximately 7,518m² (Figure 2)

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)



 The Site

Figure 2: Subject site (Source: Ethos Urban – Planning Proposal)

22. The site is relatively level with a gentle cross fall from east to west. The site has a 58.4m frontage to Parramatta Road.
23. There is no vehicular access from Parramatta Road. Powell Street connects the site and adjoining properties with Parramatta Road, and intersects with Underwood Road, north-east of the site, to create direct road access to Homebush Bay Drive beneath the M4 Motorway.
24. The site is largely undeveloped with the heritage listed former Homebush Theatre building located in the south-east part of the site fronting Parramatta Road (Figure 3 and 4). The former Homebush Theatre (Lot B, DP 310960; Lot 1, DP 315946) is located at the T-junction of Knight Street and Parramatta Road and is listed in Strathfield LEP 2012 as a Local Heritage Item I31.
25. The site is also located in the vicinity of two (2) heritage listed buildings, the 'Horse and Jockey Hotel' (Figure 5) at 70 Parramatta Road and group of commercial two-storey buildings at 72-76 Parramatta Road, Homebush (Figure 6).
26. The area is characterised by a mix of low scale and more recently medium density residential and mixed-use development of 6-14 storeys. Long standing caryards and dealerships are present to the east and west of the site along Parramatta Road.
27. The site adjoins two (2) storey commercial buildings at 49-53 Parramatta Road to the east, as shown at Figure 7. A five storey brick residential flat building adjoins the site to the east at the rear at No. 2-10 Powell Street, as shown at Figures 10 & 14. A two (2) storey vacant building adjoins the site to the west at No. 69 Parramatta Road, as shown at Figure 8.

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)



Figure 3: Existing largely vacant site as viewed from Parramatta Road.



Figure 4: Heritage listed Homebush Theatre Building at 55-57 Parramatta Road in the south-east corner of the site.

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)



Figure 5: The heritage listed 'Horse and Jockey Hotel' opposite the site at 70 Parramatta Road.



Figure 6: Group of heritage listed two-storey, commercial buildings at 72-76 Parramatta Road.

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)



Figure 7: Existing view looking west along Parramatta Road.



Figure 8: Vacant two storey building at No.69 Parramatta Road, which adjoins the site to the west and large at-grade car park further west. The additional height and FSR permitted under Clause 4.3A of SLEP 2012 relies upon amalgamation with No. 69 Parramatta Road.

Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)



Figure 9: Existing view looking east along Parramatta Road.

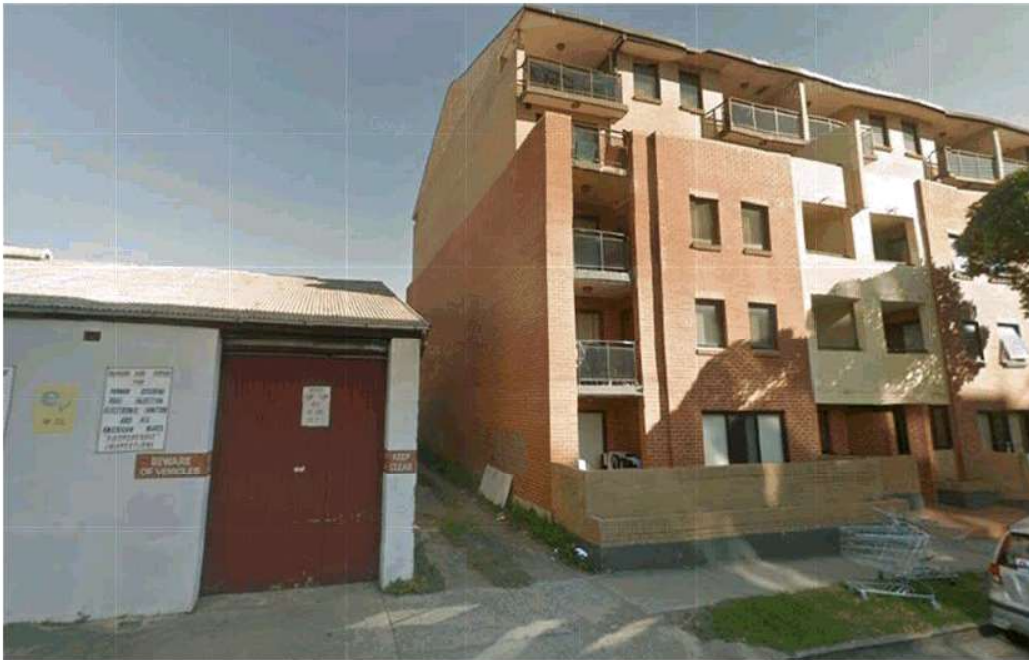


Figure 10: Access handle connecting the site to Powell Street to the east.

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)



Figure 11: Existing eight storey buildings to the east of the site near the intersection of Powell Street and Parramatta Road.



Figure 12: Powell Street as viewed from the North.

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)



Figure 13: Rear, northern side of the site fronting Powell Street.



Figure 14: Adjoining development to the east of the site fronting Powell Street, and the M4 Motorway embankment on the northern side of Powell Street, opposite the site.

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Figure 15: Recently constructed mixed use development to the west of the site along Parramatta Road and longstanding car yards and dealerships.



Figure 16: Large mixed use development on the corner of Nipper Street and the Pacific Highway to the east of the site.

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)



Figure 17: Site at 17-35 Parramatta Road and 5 Powell Street Homebush which has been issued a Gateway Determination for a maximum height of 80m across the whole site and FSR of 4.5:1 in accordance with PRCUTS.

OVERVIEW OF PLANNING PROPOSALS ALONG PARRAMATTA ROAD

28. There are currently six (6) Planning Proposals at various stages of assessment along the Parramatta Road Corridor. Generally, they comply with the height and FSR requirements under the PRCUTS.

29. Table 1 below provides a summary of the current Planning Proposals and their compliance with the height and FSR under the PRCUTS:

Table 1: Current Planning Proposals in the PRCUTS Area

Address	Proposed Amendment	Comment
Nos 55-67 Parramatta Road and No 12-14 Powell Street, Homebush (Subject Site)	<ul style="list-style-type: none"> ▪ Increase the height from 22m (42m under Clause 4.3A) to 145m ▪ Increase the FSR from 2:1 (3.15 under Clause 4.4A) to 7.3:1 	Significant variation from the height and FSR in the PRCUTS
Nos 17-20 Loftus Crescent, Homebush	<ul style="list-style-type: none"> ▪ Increase height from 16m to 75m ▪ Increase FSR from 1.35 and 1.65 to 7:1 	<p>This Planning Proposal has been recently submitted (14/3/18)</p> <p>Proposed FSR is inconsistent with PRCUTS which recommends 3.6:1.</p> <p>Council has written to the applicant seeking justification for the variation to the FSR</p>

STRATHFIELD LOCAL PLANNING PANEL MEETING

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)

Address	Proposed Amendment	Comment
11-13 Albert Road and 2-6 Pilgrim Avenue, Strathfield	<ul style="list-style-type: none"> Increase height from 35m to 54m Increase FSR from 3.5:1 to 5:1 	Complies with PRCUTS
11-17 Columbia Lane, Homebush	<ul style="list-style-type: none"> Rezone from R4 to B4 Increase the height from 32m to 80m Increase FSR from 2.7:1 to 5:1 	Complies with PRCUTS
17-35 Parramatta Road and 5 Powell street, Homebush	<ul style="list-style-type: none"> Increase height from 26m to 80m Increase FSR from 2.7:1 to 4.5:1 	Complies with PRCUTS The original PP was submitted seeking a height of 85m. A condition was included as part of the Gateway Determination requiring that height shall not exceed 80m across the whole site.
42 – 50 Parramatta Road, Homebush	<ul style="list-style-type: none"> Increase height from 32m to 80m Increase FSR from 2.95:1 to 5:1 	Complies with PRCUTS

PLANNING STRATEGIES, POLICIES AND CONTROLS

Existing Planning Controls

Strathfield LEP 2012

30. A summary of the key planning controls that apply to the site under Strathfield LEP 2012 are shown at Table 2 below.

Table 2: Summary of Current Planning Controls under SLEP 2012

SLEP 2012	59-67 Parramatta Road and 12-24 Powell Street	Heritage Listed Homebush Theatre, 55-57 Parramatta Road	Figure
Land Use Table	B4 – Mixed Use	B4 – Mixed Use	18
Clause 4.3 – Height of Buildings	22m (approx. 6 storeys)	11m	19
Clause 4.4 – Floor Space Ratio	2:1	2:1	20

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)

SLEP 2012	59-67 Parramatta Road and 12-24 Powell Street	Heritage Listed Homebush Theatre, 55-57 Parramatta Road	Figure
Clause 4.3A – Exceptions to Height of Buildings (Parramatta Road Corridor)	42m (relies upon amalgamation with No. 69 Parramatta Road)*	N/A	21
Key Site No 31			
Clause 4.4A – Exception of Floor Space Ratio (Parramatta Road Corridor)	3.15:1 (relies upon amalgamation with No. 69 Parramatta Road)*	N/A	21
Key Site No. 31			
Schedule 5 – Environmental Heritage	-	Item No. I31 – Former Homebush Theatre	22

* No 69 Parramatta Road has not been included as part of the development site

Land Zoning Map - Sheet LZN_004

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B6 Enterprise Corridor
- B7 Business Park
- E2 Environmental Conservation
- IN1 General Industrial
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure

Cadastral

Cadastral 20/07/08 © Land and Property Information (LPI)



Figure 18: Land Zoning Map – SLEP 2012

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Figure 19: Height of Buildings Map – SLEP 2012

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Figure 20: FSR Map – SLEP 2012



Figure 21: Key Sites Map – SLEP 2012

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)



Figure 22: Heritage Map – SLEP 2012

31. The site contains the following heritage items:

Item No. (SLEP 2012)	Description	Address	Significance
[31]	Homebush Theatre Building	55-57 Parramatta Road	Local – main façade is an example of 1920s theatre architecture

32. The site is located in the vicinity of the following heritage items:

Item No. (Schedule 5 of SLEP 2012)	Description	Address	Significance
[32]	Horse and Jockey Hotel	70 Parramatta Road, Homebush	Local
[33]	Group of commercial buildings	72-76 Parramatta Road, Homebush	Local – inter-war stripped classical style buildings.

Strathfield DCP No 20 – Parramatta Road Corridor

33. Strathfield Development Control Plan No. 20 came into force in May 2006.

34. This document has been superseded by the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) (Refer to discussion below).

OVERVIEW OF THE PRELIMINARY PLANNING PROPOSAL

35. The documentation submitted with the preliminary Planning Proposal states that the objective and intended outcome of the preliminary Planning Proposal are to:

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)

- I. Facilitate urban renewal to enable the future delivery of a primarily residential, mixed use project on a site strategically located relative to existing and planned urban infrastructure, whilst simultaneously supporting the viability of public and private urban investment.
- II. Provide public domain improvements including a plaza, a refurbished Homebush Theatre and other direct and indirect public benefits that will identify the Homebush Precinct as a distinct new urban place and ultimately provide a civic, social and retail focus for the incoming community.
- III. Facilitate development of a large, vacant and predominately unencumbered urban site to act as a catalyst development for wider urban renewal whilst preserving a significant local heritage item in the former Homebush Theatre.

36. This outcome is proposed to be achieved by amending Strathfield LEP 2012 as follows:

- Amend the Height of Buildings Map from 22 metres to 145 metres as it applies to the site (excluding the former Homebush Theatre) (Figure 23).
- Amend the Floor Space Ratio Map from 2:1 to 7.3:1 as it applies to the site (Figure 24).



Figure 23: Proposed Height of Buildings Map

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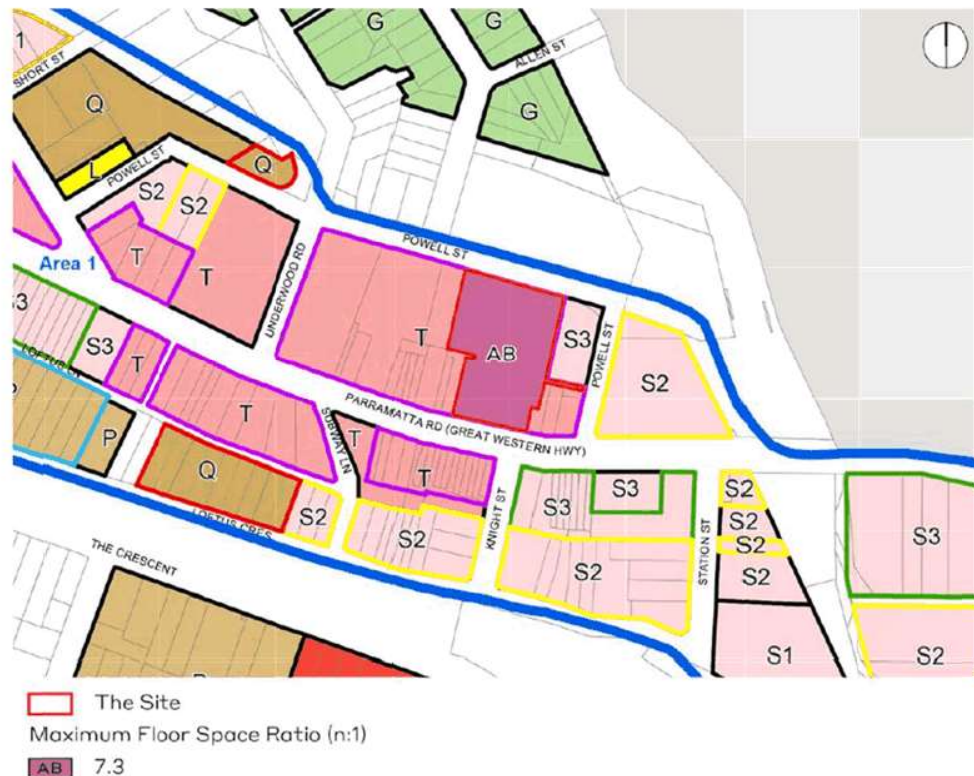


Figure 24: Proposed Floor Space Ratio Map

37. The preliminary Planning Proposal aims to facilitate urban renewal and the redevelopment of the site. An Urban Design Report prepared by PTW Architects proposes the following across the site:

- I. A 7 storey building between Powell Street and the Plaza containing apartments and commercial uses.
- II. A mixed use building adjoining the western boundary comprising a 4 storey retail, commercial and childcare centre (with indicative provision for 50 children) podium, with residential apartments above in the three towers ranging from 8 to 45 storeys.
- III. Removal of the rear of the former Homebush Theatre and retention and refurbishment of the front, relatively intact portion fronting Parramatta Road.
- IV. Creation of a plaza that will be a publicly accessible and include structures and spaces that interpret the two-storey form of the removed parts of the former Homebush Theatre. The Plaza will be integrated with the retail and commercial component of the proposal, and will be landscaped with a playground and other suitable furniture and fixtures. Subject to management arrangements it will be suitable for community based activities and events.
- V. A through site pedestrian link adjacent to the former Homebush Theatre will provide a connection between Powell Street, the Plaza and the larger embellished public domain along the Parramatta Road frontage.

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)

- VI. A north/south pedestrian link through the site will provide connections from the Homebush Town Centre to Powells Creek and beyond.
 - VII. The Parramatta Rd public domain will be widened by six metres into the site.
 - VIII. Four levels of basement car parking.
38. A copy of the Urban Design Report is included at Attachment 4.
39. Specifically, the preliminary Planning Proposal proposes the following development scheme for the site:

New Plaza and adaptive re-use of the Homebush Theatre Building

40. It is proposed to retain and refurbish the heritage listed former Homebush Theatre Building, including the lobby, stairwell, salons and façade, while removing the highly modified rear portion of the building to allow creation of a new plaza in the centre of the site, as shown at Figure 23 – Figure 25.
41. The Plaza will be publicly accessible and it is proposed that spaces and structures will be created that will interpret the two-storey volume of the removed part of the Theatre. The through site link adjacent to the Theatre will provide a connection between the Plaza and the larger embellished public domain along Parramatta Road.
42. The remainder of the site is proposed to be redeveloped as follows:
- **Building A** – 45 storey building with four storey podium to its northern side fronting Powell Street with Level 1 retail occupying 23% of the frontage, set above 1 level of at-grade parking at ground level and 4 levels of basement car parking.
 - **Building B** – 40 storey building in the centre of the site comprised of 38 levels of residential above 1 level of childcare and ground floor retail, set above 4 levels of basement car parking. A 4 storey residential building links Buildings B and C.
 - **Building C** – 11 storey building fronting Parramatta Road with 8 storey podium to its northern and southern sides comprised of residential above ground level retail, set above 3 levels of basement car parking.
 - **Building D** – 4 storey building in the north-east corner of the site fronting Powell Street to the north and east with ground floor commercial, set above 4 levels of basement car parking.
43. A breakdown of the proposed building uses is provided at **Table 3** below:

Table 3: Building use breakdown and communal open space provision.

Use	Proposed	Control
Residential GFA (577 Apartments: 187 x 1 bedroom, 328 x 2 bedroom, 62 x 3 bedroom)	51,749m ² (94% of total GFA)	-

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)

Use	Proposed	Control
Non-residential GFA	3,290m ² (6% of total GFA)	-
Total GFA	55,039m ² (variation of 266%)	15,036m²
Proposed FSR	7.3:1	2:1 (SLEP 2012)
Car Parking	571 spaces	571 spaces (Retail and commercial rates as per Paramatta Road Corridor Urban Transformation Precinct Transport Report, child care rates as per current DCP)
Communal Open Space	30% (2,271m ²)	25% (1879m ²) in accordance with ADG



Figure 25: Proposed Plaza at the rear of the Heritage listed Homebush Theatre Building (Source: Urban Design Report, prepared by Peddle Thorpe & Walker Pty Ltd, excluding annotations).

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)

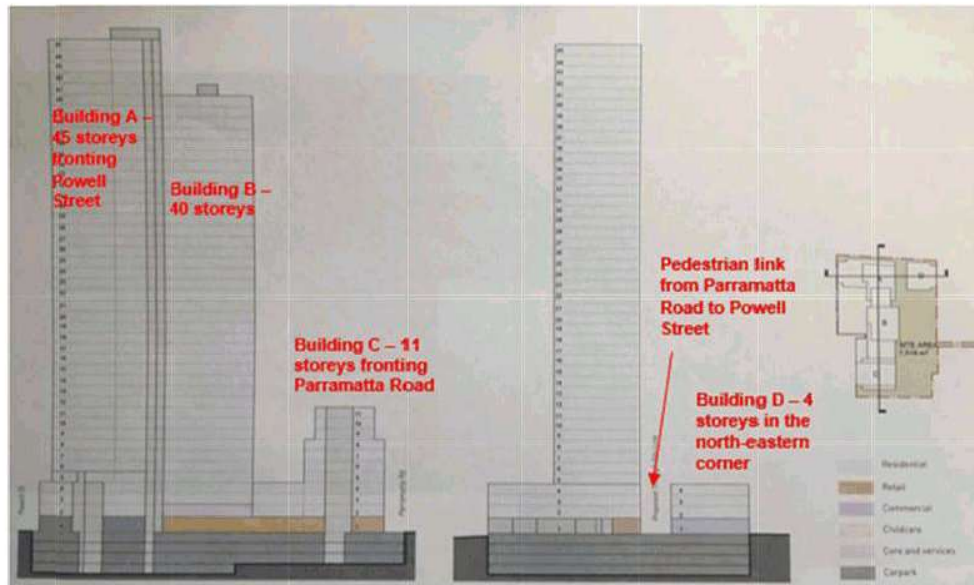


Figure 26: Proposed building heights and typologies (Source: Urban Design Report, prepared by Peddle Thorpe & Walker Pty Ltd, excluding annotations).



Figure 27: Artist impression of the site as viewed from Knight Street (Source: Urban Design Report, prepared by Peddle Thorpe & Walker Pty Ltd, excluding annotations).

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)

ASSESSMENT OF THE PLANNING PROPOSAL**Isolation of No 69 Parramatta Road**

44. An objective of the existing Strathfield DCP for Parramatta Road is the amalgamation of the subject site with No 69 Parramatta Road. This is the site to the east of the former Homebush Theatre. It is considered that a better design outcome for the site could be achieved with the incorporation of No 69 Parramatta Road.
45. Documentation has been submitted with the preliminary Planning Proposal to indicate that discussions were undertaken in March 2017 with the landowner of 69 Parramatta Road. It has been advised by the applicant that an agreement regarding a reasonable price was not reached.
46. Other than one email, documentation regarding the potential purchase negotiations with the owner of No. 69 Parramatta Road has not been provided to Council. There is also no documentation to indicate whether any further approaches (within the last 3 months) have been made to the adjoining owner of the site with respect to negotiating a potential purchase of the site.
47. Based on the documentation submitted to Council, it is considered that a genuine and reasonable attempt has not been made to purchase No 69 Parramatta Road based on a fair market value.
48. In order to demonstrate that a genuine and reasonable attempt has been made to purchase the adjoining property, Council requires at least two independent valuations (reports and valuations must be undertaken within 3 months of the date of the lodgement of any future Planning Proposal) and are to be submitted as part of that evidence. These valuations are to account for reasonable expenses likely to be incurred by the owner of the isolated site in the sale of the property.
49. The documentation must include copies of correspondence between parties and any formal financial offers and responses of offers.
50. This is consistent with the Planning Principle set out by the Land and Environment Court.

Strategic Merit Test

51. *A Guide to Preparing Planning Proposals* sets out that in order to answer this question, a planning proposal needs to justify that it meets the Strategic Merit Test. The consistency of this Preliminary PP with the mandated assessment criteria is set out below.

Is it:

- *Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or*
- *Consistent with a relevant local council strategy that has been endorsed by the Department; or*
- *Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.*

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Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)

52. The PRCUTS is the State Government's long-term strategy for the growth and renewal of the Parramatta Road Corridor. The site is within the Homebush Precinct, which was identified for significant future growth due to its central location between Sydney's two main metropolitan city centres and near the junction of two major rail lines.
53. The Homebush Precinct is targeted to accommodate 9,500 new homes and 12,900 new jobs by 2050.
54. The PRCUTS has been adopted and is given statutory force by a Ministerial Direction under section 117 of the Environmental Planning and Assessment Act 1979.
55. The future character and identity of Homebush is described in Part 6, Section 7.4 that provides the vision for Homebush under the PRCUTS.

"Sitting between Sydney's two main CBDs, Homebush can be transformed into an active and varied hub, blending higher density housing and a mix of different uses, supported by a network of green links and open spaces with walking access to four train stations."

Homebush will be a focus for high density housing, with a hub of activity between Homebush, North Strathfield, Concord West and Strathfield Stations. Both Parramatta Road and George Street will form main streets to build on the character of the Bakehouse Quarter and the curve of Parramatta Road.

Taller residential buildings will mark the centre of activity at the Precinct's core. The network of streets to the north and west from here will be easy and safe to walk through, with medium-density housing and the green corridor of Powells Creek. The area around Flemington Markets will have a new employment and retail focus."

56. The PRCUTS provides a maximum building height and FSR for the Homebush Precinct, as outlined in the Table 4 below and referred to in the figures below:

Control	Recommended	Proposed	Variation
Height of Building (Figure 29)	80m (25 storeys)	145m (45 storeys)	81.25% (65m) (20 storeys)
FSR (Figure 30)	5.0:1 (37,592.5m ²)	7.3:1 (55,039m ²)	46.41% (17,446.5m ²)

Table 4: Maximum height and FSR recommended for the site under the PRCUTS.

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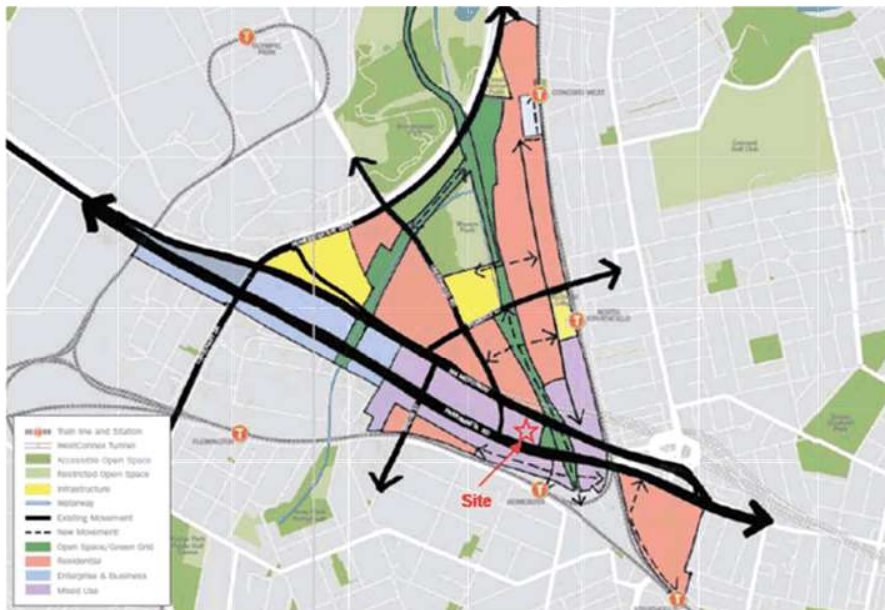


Figure 28: Homebush Precinct Structure. It is noted that the intended Open Space/Green Grid on the eastern side of Powell Street is currently developed with 8 storey mixed use and residential buildings.

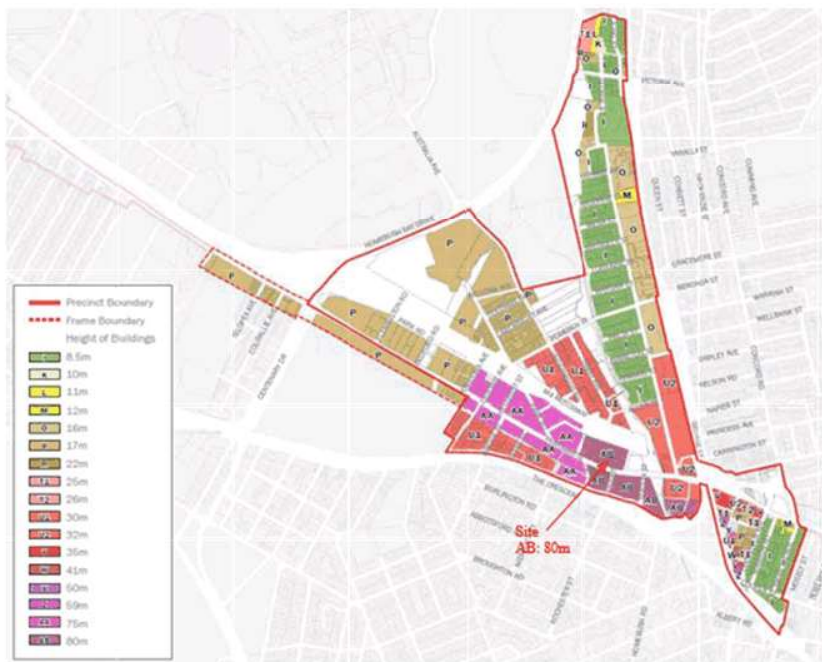


Figure 29: Recommended maximum building heights across the Homebush Precinct (Source: PRCUTS).

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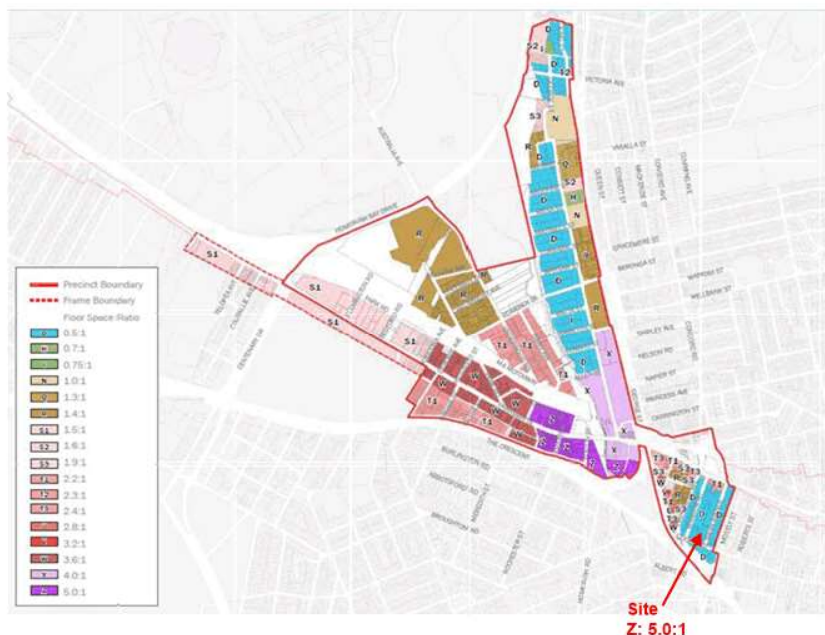


Figure 30: Recommended FSR across the Homebush Precinct (Source: PRCUTS).

57. The Planning Proposal has provided discussion around the strategic vision and states that the PRCUTS Strategic Vision is for *"Incremental renewal of the Corridor will occur over the long term to deliver a high quality multi-use corridor with improved transport choices, better amenity and balanced growth of housing and jobs."*

58. Table 5 below provides a response to the comments in the preliminary Planning Proposal with respect to the Strategic Vision and identifies the key issues Council has with respect to the preliminary Planning Proposal:

Table 5: Response to Strategic Vision

Preliminary Planning Proposal	Council Officer's Comments
Incremental: This proposal is a sensible first stage for the renewal of the Precinct and the largest undeveloped site proximate the Homebush Station. It will serve as a catalyst for the wider, and more socially sustainable, Homebush renewal.	<p>It is agreed that redevelopment of the site should be encouraged however the proposed heights and densities proposed are excessive and the building typologies are not consistent with the vision and objectives for the Homebush Precinct.</p> <p>Council does not support the proposed heights and FSR which significantly exceeds the requirement under the PRCUTS and is incongruous with the prevailing and desired future character for the Precinct</p> <p>Any Planning Proposal for the site should align as closely as possible with the heights and FSR, as set out in the PRCUTS.</p>

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)

Preliminary Planning Proposal	Council Officer's Comments
<p>Multi-use Corridor: Substantive community facilities and non-residential uses are proposed including the renewal of the long dormant Homebush Theatre for active uses and open space.</p>	<p>Council supports the substantive community facilities proposed by the development however the predominantly residential nature of the development fails to provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community.</p> <p>The proposal provides for 3,290m² of non-residential space, proposed to be used for commercial, retail and childcare uses.</p> <p>Council considers that there should be more of a focus to the provision of jobs on the site in order to provide a more balanced development across the site and to better align with creating conditions for a stronger economy.</p>
<p>Transport choice: The site's location proximate Homebush Station will encourage people to walk there. The Reference Design includes pedestrian links through the site that connect to existing and planned regional cycle and pedestrian networks.</p>	<p>It is accepted that the subject site's proximity to Homebush Station will encourage residents and visitors to the site to utilise active transport options, however more detailed transport network assessments are required to confirm whether the road network (both State and Local) will cope with the extent and density of urban development, not only on the site but across the Precinct.</p> <p>The preliminary Planning Proposal is supported by a Traffic Impact Assessment, prepared by Ason. This concludes that <i>the road network would be able to absorb traffic generated by a proposal with an FSR of 7.3:1, and less than 1 vehicle/minute would be generated in the peaks over a proposal that met the PRCUTS recommended 5.1 FSR.</i></p> <p>The issue for Council is that it does not yet understand what the cumulative impact of development across the Precinct will be, even at the adopted heights and densities under the PRCUTS.</p> <p>Burwood, Strathfield and Canada Bay Councils are preparing a <i>Parramatta Road Strategy Traffic and Transport Study</i>, which is due for completion in the mid to late 2018. It will, amongst other things, consider the transport infrastructure augmentations required to support increased densities along the Parramatta Road Corridor recommended by PRCUTS. Until such time as this work is completed Council cannot support any changes to the controls above Council's DCP for the Parramatta Road Precinct</p>

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Preliminary Planning Proposal	Council Officer's Comments
<p>Amenity: The new 6 metre wide Parramatta Road setback will include deep soil planting to facility street trees and landscaping and enhance pedestrian amenity as envisaged by PRCUTS. The refurbished Theatre will activate Parramatta Rd frontage, and provide a distinctive landmark that will identify it as a community destination and contribute to unique character for the north Homebush.</p>	<p>Council supports the activation and "greening" of the Parramatta Road frontage.</p> <p>Council supports the refurbishment and upgrade of the former Homebush Theatre however it is considered that the proposed building heights and densities are incongruous in scale with the former Homebush Theatre building and surrounding heritage items.</p> <p>The prominence of the landmark Homebush Theatre Building in the immediate streetscape and from the key vantage point of Knight Street is compromised by the inappropriate form and mass of the proposal.</p> <p>The proposal does not provide an appropriate built form transition and is considered to physically overwhelm and dominate the heritage Theatre Building and the heritage listed Hotel and two (2) storey commercial buildings opposite the site.</p> <p>Council supports in principle the redevelopment of the site as a community destination, however this should also be supported by additional employment opportunities</p>
<p>Balanced growth: PRCUTS recognises that the Homebush Precinct is well served for employment as it has good public transport accessibility to Sydney and Parramatta CBDs and other employment areas, making it consistent with the '30 minute city' planning principle that underpins the GSC's <i>Greater Sydney Region Plan</i>. The proposal incorporates a good proportion of non-residential floor area.</p>	<p>Council does not agree with the statement that the proposal incorporates a good proportion of non-residential floor area. The development is predominantly residential and no real justification has been provided as part of the Planning Proposal for the lack of employment uses on the site.</p> <p>It is considered that the amount of employment generating GFA (the proposed amount of which equates to 8% of the total GFA on the site and generates approximately 200 additional jobs) on the subject site is insufficient in providing sufficient jobs to meet the Eastern City District Plan job targets</p>

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Parramatta Road Corridor Urban Transformation Planning and Design Guidelines - Implementation Tool Kit

59. The following concerns are raised with regards to the prioritised set of actions identified in the *Parramatta Road Urban Transformation Planning and Design Guidelines*:

Part 3.2: Heritage and Fine Grain Guidelines in the Parramatta Road Corridor

60. It is considered that the proposed building heights and FSR are incongruous in scale with the adjoining heritage items and results in the following:

- The prominence of the landmark Homebush Theatre Building in the immediate streetscape and from the key vantage point of Knight Street is compromised by the inappropriate form and mass of the proposal.
- The proposal does not provide an appropriate built form transition and is considered to physically overwhelm and dominate the heritage Theatre Building and the heritage listed Hotel and two (2) storey commercial buildings opposite the site.

61. **Figure 31** below shows the recommended built form transition to existing heritage items within the Homebush Precinct under the Guidelines.

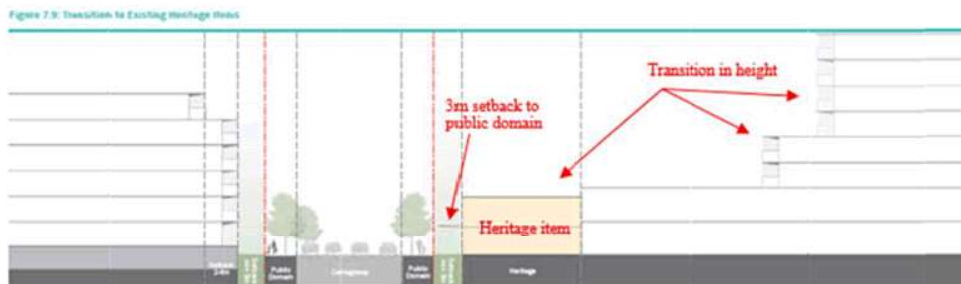


Figure 31: Built Form Transition – PRCUT – Planning and Design Guidelines Implementation Tool Kit

62. The proposal is inconsistent with Section 7.8 of the *Parramatta Road Corridor Urban Transformation Planning and Design Guidelines Implementation Tool Kit Nov 2016* which requires that the Parramatta Road street edge be defined with low rise buildings (a maximum height of 8 storeys is recommended) with appropriately scaled podiums to create a pedestrian scale at street level (this is typically a maximum of three storeys).

STRATEGIC PLANNING CONTEXT

Greater Sydney Region Plan – A Metropolis of Three Cities

63. In March 2018 the GSC finalised the Greater Sydney Region Plan (the Plan). It sets out the 40 year vision, objectives, strategies and actions for developing a three city metropolis model for greater Sydney comprising the Western Parkland City (near the future Western Sydney Airport), the Central River City (Parramatta) and the Eastern Harbour City (Sydney).

64. The Plan's vision for 2056 promotes the '30 minute city' concept across greater metropolitan Sydney, allowing people to live, work and access amenities within close distances of each other. The plan also advocates for more housing in the right location and encourages urban renewal of well-placed locations benefiting from existing and proposed infrastructure. The Plan

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emphasises the importance of aligning growth with infrastructure investment to create liveable cities.

65. The Plan identifies Homebush as part of the Greater Parramatta Growth Area Investigation Area shown in Figure 32 which is forecasted for significant additional growth given its proximity to the Parramatta's metropolitan centre.

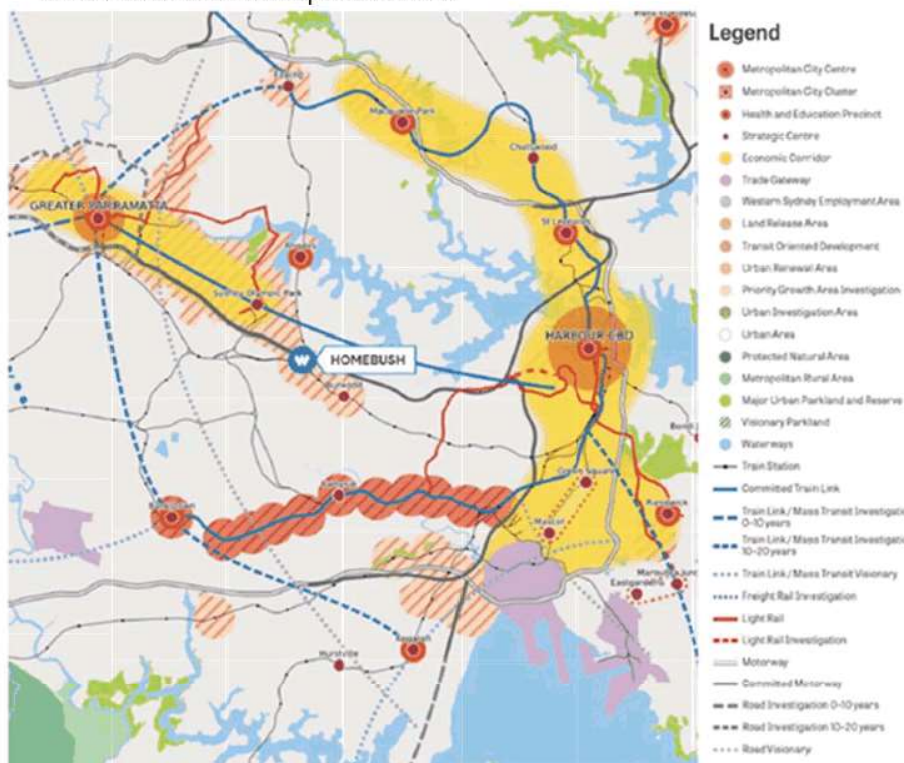


Figure 32: Greater Sydney Region Structure Plan (Source: GSRP 2056, GSC)

66. The preliminary Planning Proposal is generally consistent with the strategic direction under the draft Greater Sydney Region Plan in that:

- The subject site is strategically located within a 30 minute train trip to several strategic centres including Rhodes, Burwood and Sydney Olympic Park, as well as the metropolitan City Centres of Parramatta and Sydney; and
- The site is within the GPOP and the Greater Parramatta Growth Area forecasted, which are forecast for significant growth.

Eastern City District Plan

67. The Eastern City District Plan was endorsed in March 2018 and provides a short-term (20 year) plan to manage growth and implement the Greater Sydney Region Plan at the district level.
68. Homebush forms a part of the western extent of the Eastern City District Plan (shown in Figure 33 below). The site's strategic location offers the advantage of access to the rapidly growing Central River City (Parramatta) while benefiting from opportunities of the Eastern City District.

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69. The District Plan supports the site as a suitable location for urban renewal. The *Greater Sydney Commission urban renewal investigation criteria checklist* favours renewal of locations around strategic centres with access to good public transport, jobs, amenities and links for walking and cycling.

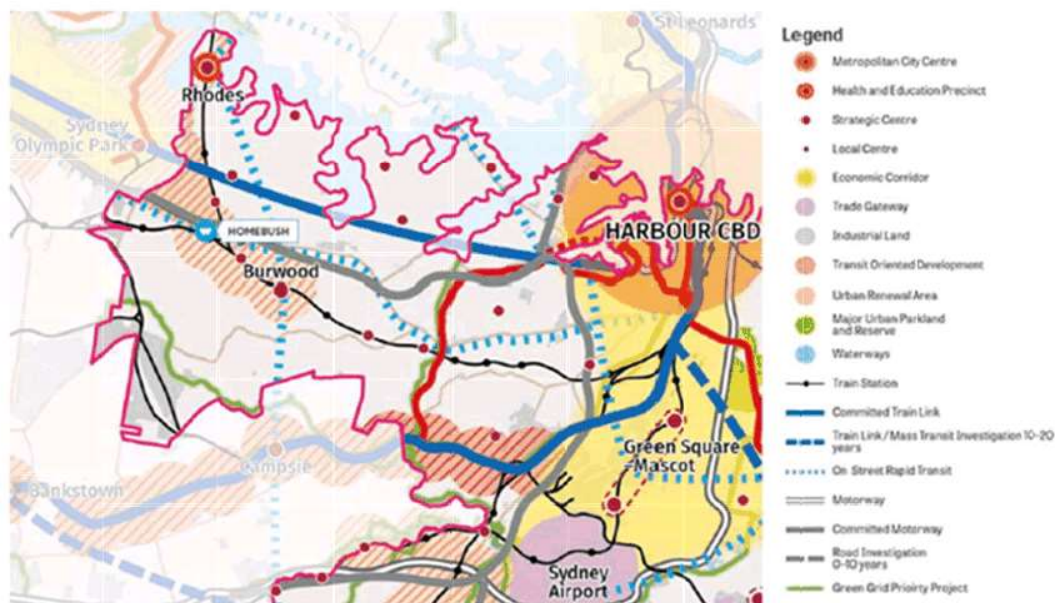


Figure 33: Eastern City District Structure Plan (Source: GSC)

Burwood, Strathfield and Homebush Planned Precinct

70. In July 2017, the state government nominated the area around Burwood, Strathfield and Homebush stations area as a Planned Precinct, in order to promote holistic planning and orderly renewal to create a cohesive urban area.
71. This process is in the strategic planning phase and to date no documentation has been released by the Department of Planning & Environment

Section 117 Ministerial Direction

72. Pursuant to the Section 117(2) of the EP&A Act, Section 7.3 of the Local Planning Directions applies to the PRCUTS, and the Strathfield LGA. Under subclause (4) S a planning proposal within the Parramatta Road Corridor must:
- (a) give effect to the objectives of this Direction,
 - (b) be consistent with the Strategic Actions within the Parramatta Road Corridor Urban Transformation Strategy (November, 2016),
 - (c) be consistent with the Parramatta Road Corridor Planning and Design Guidelines (November, 2016) and particularly the requirements set out in Section 3 Corridor-wide Guidelines and the relevant Precinct Guidelines,

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- (d) *be consistent with the staging and other identified thresholds for land use change identified in the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016),*
- (e) *contain a requirement that development is not permitted until land is adequately serviced (or arrangements satisfactory to the relevant planning authority, or other appropriate authority, have been made to service it) consistent with the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016),*
- (f) *be consistent with the relevant District Plan.*

73. The Planning Proposal is inconsistent with the objectives of the Direction in the following manner:

- The Planning Proposal does facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November, 2016) and the Parramatta Road Corridor Implementation Tool Kit.
- The predominantly residential nature of the development fails to provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community.
- The non-compliant maximum building height and FSR is incongruous with the prevailing and desired future character for the Precinct.
- The Planning Proposal exceeds the maximum height and FSR outlined for the site under the PRCUTS.

74. As the preliminary Planning Proposal is inconsistent with the FSR and height controls in the PRCUTS, it must be assessed against the 'Out of Sequence Checklist'. This allows a merit assessment process to determine whether Planning Proposals that are not fully consistent with the Implementation Plan 2016 – 2023 can proceed.

75. In this regard, the s117 Direction notes:

- (5) *A planning proposal may be inconsistent with the terms of this Direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning & Environment (or an officer of the Department nominated by the Secretary) that the planning proposal is:*
 - (a) *consistent with the Out of Sequence Checklist in the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016), or*
 - (b) *justified by a study (prepared in support of the planning proposal) that clearly demonstrates better outcomes are delivered than identified in the Parramatta Road Corridor Urban Transformation Strategy (November, 2016) and Parramatta Road Corridor Implementation Plan 2016-2023 (November, 2016) having regard to the vision and objectives, or*
 - (c) *of minor significance.*

76. The applicant has addressed the criteria listed in the Out of Sequence Checklist (Refer to pages 53 – 57 of the Preliminary Planning Proposal Report in Attachment 3).

77. Council considers that the preliminary Planning Proposal does not adequately satisfy the criteria listed in the Out of Sequence Checklist in justifying the significant variation to the height and FSR across the site.

78. It is considered that the bulk of the public benefits offered to Council are actions which would be required to be undertaken as part of the future redevelopment of the site, regardless of the height and density. These include:

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3 MAY 2018

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- Refurbishment of the former Homebush Theatre;
- Provision of "good public open space" and through site links in accordance with the requirements of the PRCUTS;
- Affordable rental housing – in accordance with the Easter City District Plan an Affordable Rental Housing Target of between 5% - 10% is to be provided for development of urban renewal areas
- Childcare centre – the centre is proposed on site and benefits the developer
- Public Art – proposed on the site and will benefit the subject development
- Sustainability measures – it is considered that a development of this scale would incorporate sustainability measures as part of any development of the site and these will benefit the future residents of the proposed development. No sustainability initiatives have been proposed outside of the site, within the Homebush Precinct.

OFFER TO ENTER INTO A VOLUNTARY PLANNING AGREEMENT

79. The proponent has offered to enter into a Voluntary Planning Agreement to provide contributions towards material public benefits.

80. The documentation provided by the applicant states the following in this regard:

The incorporated social and community benefits and the Theatre refurbishment for occupation with retail and food related businesses is predicated on achievement of an FSR of 7.3:1.....The additional 2.3:1 FSR allows the proponent to deliver a far superior material public benefit, including:

- *An additional nine (9) affordable rental housing 2 bedroom units to the value of c. \$6.4M, making a total of 21 x 2 bedroom apartments to be dedicated to Council.*
- *Increased s.7.13 Contributions in the order of \$3.5M.*
- *Increased s7.22 Contributions in the order of \$2.1M.*
- *Public domain embellishment including public art and creation of a new Precinct destination over and above the requirements of the PRCUTS.*
- *The creation and ongoing operation and management of a publicly accessible Plaza and through site links of approximately 2,800m2, creating a retail and social destination and community hub.*
- *Additional retail and commercial floor space to support jobs and provide services.*
- *Affordable rental commercial floor space for a period of 5 years.*
- *Job creation of over 205 new jobs.*
- *A design excellence competition.*
- *Additional sustainability measures.*

81. As outlined above, it is considered that the bulk of the public benefits offered to Council are actions which would be required to be undertaken as part of the future redevelopment of the site, regardless of the height and density.

CONCLUSION

82. The Planning Proposal for Nos 55-67 Parramatta Road and No 12-24 Powell Street, Homebush seeks to amend the Strathfield Local Environmental Plan 2012 as follows:

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)

- Amend the Height of Building Map from 22m (42m under Clause 4.3A) to 145m as it applies to the site; and
 - Amend the Floor space Ratio Map from 2:1 (3.15 under Clause 4.4A) to 7.3:1 as it applies to the site.
83. The Planning Proposal aims to facilitate the future delivery of a primarily residential, mixed-use development and public domain improvements including a Plaza and refurbished Homebush Theatre.
84. The subject site is within the *Parramatta Road Corridor Urban Transformation Strategy* (PRCUTS) which was released in November 2016 and is given statutory weight under a Section 117 Ministerial Direction.
85. A maximum building height of 80m and floor space ratio of 5:1 is recommended for the site under the *Parramatta Road Urban Transformation Strategy* (PRCUTS) 2016, which is given statutory weight under a Section 117 Ministerial Direction.
86. The preliminary Planning Proposal is 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).
87. Council officers have undertaken an assessment of the preliminary Planning Proposal and it is considered that there is inadequate justification to support the additional height and FSR on the site beyond that envisaged for the site under the PRCUTS.
88. For the reasons it is recommended that the preliminary Planning Proposal, as proposed not be supported.

RECOMMENDATION

1. That the Strathfield Local Planning Panel recommends to the Council that the preliminary Planning Proposal to amend Strathfield LEP 2012 in relation to Nos 55-67 Parramatta Road and No 12-24 Powell Street, Homebush to:
- (a) Amend the Height of Building Map from 22m (42m under Clause 4.3A) to 145m as it applies to the site; and
 - (b) Amend the Floor space Ratio Map from 2:1 (3.15 under Clause 4.4A) to 7.3:1 as it applies to the site.

not be supported 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;
- (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

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Planning Proposal - Nos 55-67 Parramatta Road and Nos 12-24 Powell Street, Homebush (including Former Homebush Theatre) (Cont'd)

commercial buildings opposite the site.

- (iii) 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.
 - (iv) 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
 - (v) 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.
 - (vi) 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 for the reasons outlined in (a) above, the Council not forward the preliminary Planning Proposal to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 3.34 of the Environmental Planning & Assessment Act 1979.

ATTACHMENTS

- 1. Letter to Walker Corporation Pty Ltd dated 2 March 2018
- 2. Letter from Walker Corporation Pty Ltd in response to Council's Letter
- 3. Amended Preliminary Planning Proposal Report - April 2018
- 4. Urban Design Report - PTW - April 2018

ATTACHMENT 2

22 May 2018

Ms Rita Vella
Strategic Planning Manager
Strathfield Municipal Council
PO Box 120
STRATHFIELD NSW 2135

Dear Ms Vella

**55 – 67 PARRAMATTA ROAD, HOMEBUSH
PRELIMINARY PLANNING PROPOSAL**



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Walker wishes to respond to recommendations made in respect of this proposal by the Strathfield Local Planning Panel on 3 May 2018.

I trust that this response will be incorporated into any report forwarded to Council for their consideration.

Firstly, our proposal comprises three, integrated elements:

1. The proposed height and FSR planning controls
2. The layout and massing of future buildings illustrated in the reference design
3. The public benefit offer, which sets out how it is intended that the proposal be implemented and operated.

These integrated elements generate the strategic and site specific merits of the proposal. While Planning Proposals generally focus on the strategic matters, in this case the massing of the buildings in the reference design, and the use of ground level spaces outlined in the draft Public Benefit offer are directly pertinent to the proposed planning control amendments.

1. 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.

The Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) recommended a range of planning parameters and generic development controls for the Homebush Precinct, based on a broad analysis of the Corridor and the Homebush Precinct.



By contrast, this proposal addresses the assets and constraints of the locality and site, which were determined from a detailed and focused urban design assessment and site analysis.

North Homebush is an urban environment that is hostile for pedestrians, and lacks cohesion and a focus for the emerging community. It is characterized by vacant or neglected properties, interspersed with contemporary apartment buildings, which unfortunately have failed to attract services or shops for their residents, and contribute little to the public domain.



Accordingly, it is a strategic objective of this proposal to address these shortcomings, by creating a community destination and a physical land mark that will define north Homebush as a new urban place.

The Theatre is key to achieving this aim. The proposal has therefore been guided by two design principles:

1. Setting the Theatre in an active, high quality ground level public domain, that includes new 'laneways' and a Plaza.
2. Highlighting the key Knight Street view to the refurbished Theatre and the heritage shops and Horse & Jockey Hotel.

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These design principles lead to the concentration of building envelopes and new floor area along the site's western side, away from the rear of the Theatre.

The Plaza and laneway will be activated by shops, bars, cafes, restaurants, commercial and childcare, which will be occupied by the site's owner, the Kemeny family, who will actively seek complementary uses to occupy these spaces.

The Kemeny family have an established retail business that has been operating successfully for 60 years, and their vision is to create a food and beverage based destination on the site.

While the Plaza and laneway will be privately owned, it will be accessible to the community as a public place, as outlined in the draft Public Benefit offer.



The additional height reflects two factors:

1. The proposed FSR of 7.3:1, which will support the inclusion of publically accessible laneways and Plazas, and other intended public benefits.
2. The need concentrate building mass along the western boundary to create:
 - Clear views to the heritage Theatre from Knight Street;
 - An active public domain setting around the Theatre; and
 - Separation between the Theatre and a future project's new elements.

In addition, PTW have prepared streetscape analysis, and massing diagrams that illustrate how the proposed massing fits with existing projects within the locality.

The proposal reflects key aspects of the PRCUTS and its associated documents, as outlined in the Draft Public Benefit Offer, and summarised below.

1. PRCUTS

- Project proponents are encouraged to *deliver permanent tangible outcomes for the greater public good within their development*. (page 64).
- Development controls could incentivise the delivery of social infrastructure, by including floor space bonuses, and discounting or excluding floor space provided as social infrastructure (page 62).
- Additional height and floor area can be considered where new public domain or open space is provided on a site (page 63).
- The provision of 'good public open space and other benefits' contributes to creation of a high quality urban place. New development can be leveraged to provide 'new open space, high quality and active public domains and new through site links' that connect people with destinations (page 97).

2. PRCUTS Planning and Design Guidelines

- Heritage items should be respected and integrated into new urban fabric, and their landmark and character qualities protected within streetscapes (page 36).
- Fine grain and integrated frontages should be provided to the public domain and urban plazas (page 60).
- It is a desirable planning and urban design outcome to break up long blocks with 'new lanes and high quality pedestrian prioritised links' (page 130).
- Provide 6 metre wide 'Green Setback' along the Parramatta Road frontage (pages 134 and 135). This will facilitate tree planting and the wider footpaths required in what will be a high pedestrian activity zone (page 133).

3. PRCUTS Urban Amenity Improvement Plan

- Small scale interventions such as 'parklets, footpath widening, plazas' are envisaged where the public domain is constrained limiting 'public domain enhancement opportunities'. These features can 'create feature spaces or nodes' (page 47).

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The strategic merit of the site is unquestionable. It is large and mostly vacant, within the middle ring of the Sydney metropolitan area, and within a 3 minute walk to Homebush Station, which provides public transport access to the Sydney and Parramatta CBDs within 30 minutes.

The site and locality's strategic significance has been recognised by the State Government, who have committed significant agency and time resources to a multitude of planning processes with the aim of delivering high quality urban renewal, well served by infrastructure.

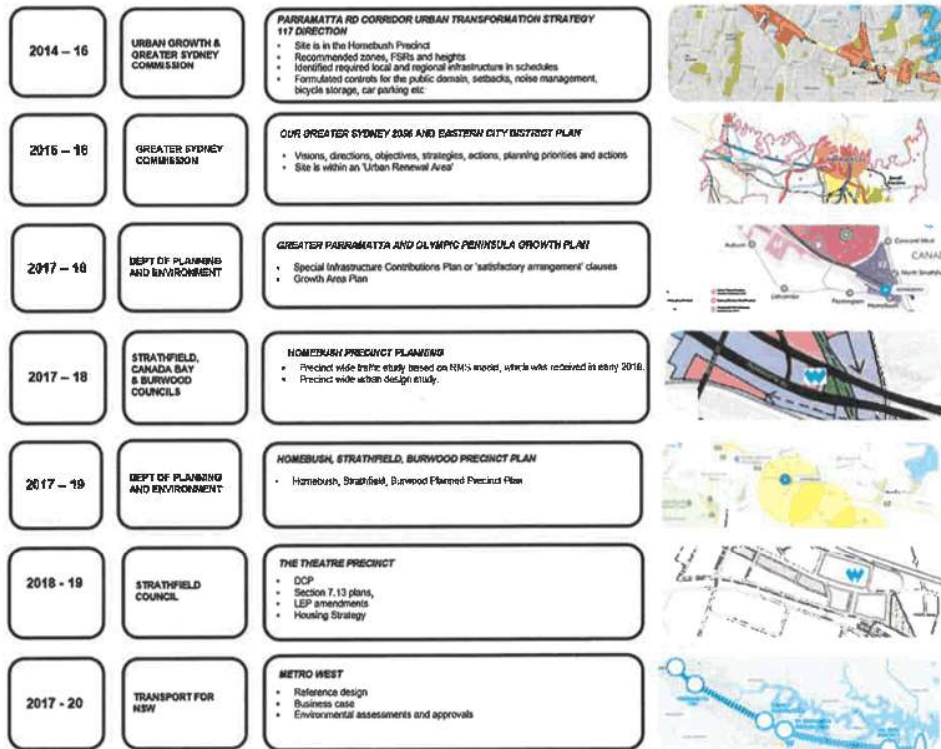


Figure 1: Homebush Strategic Planning

It would appear the Proposal is 'premature' only in relation to these strategic planning processes, which are at various stages.

Rather than the proposal being 'premature', it is actually very late. The timeframes outlined in the PRCUTS are already way behind, and key milestones have been missed, or they are about to be.

Development consents for new projects will not be obtained in 2018, and construction will not commence.

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Further, the site is within an area that is nominated for 'release' between 2016 and 2023. It is already 18 months into that period, and no rezonings have occurred.

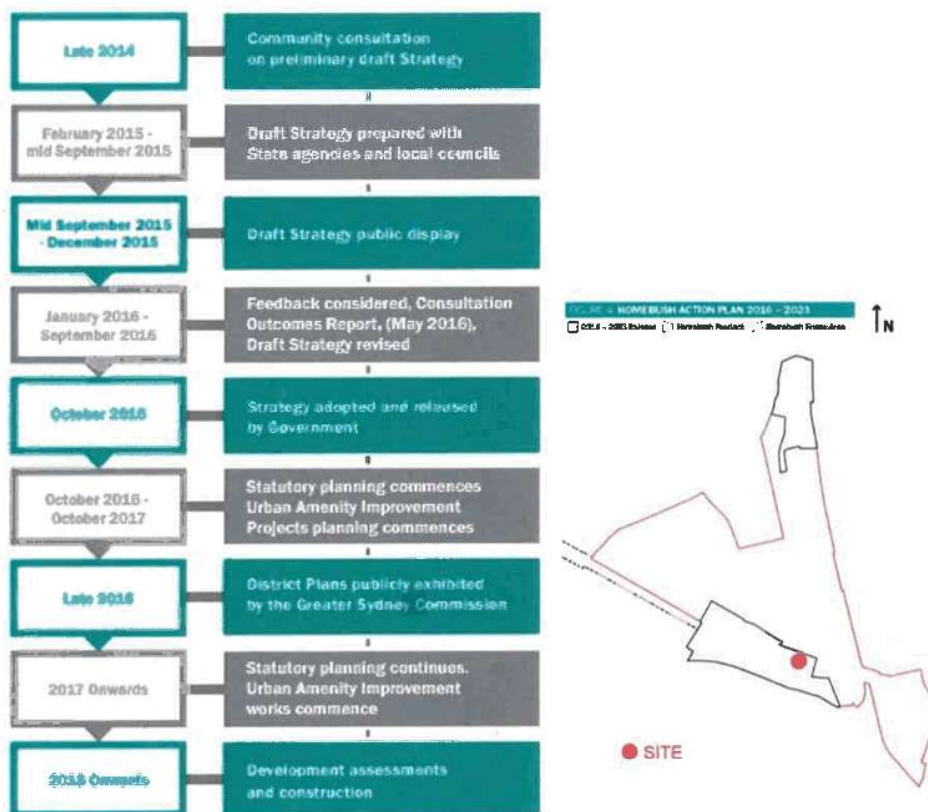


Figure 2: Planning Progress is already well behind the Government's Schedule

Source: PRCUTS page 80 and PRUCTS Implementation Plan 2016 – 2023, page 25

Commencement of strategic planning for this site will assist in bringing delivery of new projects closer in line with the planned timeframe, and the PRCUTS vision for the Homebush Precinct.

Further, PRCUTS recognises the imperative to conserve and refurbish heritage items and provides for 'accelerated or prioritised planning processes for development that appropriately preserves, maintains and utilises these community assets' (page 63).

The Theatre's refurbishment should be a planning priority for both Council and the Panel. It is currently derelict and has been vacant for many years. Frankly, it is a depressing eyesore and blight.

Finally, there are no impediments to conducting the strategic assessment of this proposal simultaneously with the other strategic process, with each informing the other, facilitating coordination between state, city and local planners and Walker.



Notwithstanding the above, a pragmatic appraisal of the site and the locality would conclude that commencement of the planning process should be a priority:

1. Contemporary projects in the locality are of varying quality and have uniformly failed to contribute to a cohesive, high quality, active public domain, nor shops and services for their residents.
2. The north Homebush environment is degraded, with many neglected buildings and vacant sites that appear to be in hiatus awaiting until strategic planning processes are finally over.
3. The site is large and vacant, aside from the Theatre, which is a strategic asset to the locality and the community.
4. A project on this site has the potential to be a much needed 'game changer' for north Homebush.

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.

While transition heights have been considered carefully in the reference design, the focus has been on creating a great ground level plane for pedestrians, with active frontages onto Parramatta Road, the laneway and the Plaza. People will be able to move through the Theatre, which will be refurbished and occupied by shops, cafes, bars and restaurants.

These uses will be mirrored on the opposite side of Parramatta Road in the heritage listed shops and the Horse & Jockey, which Walker anticipates will also be refurbished for entertainment, shops and the like, contributing to an attractive and identifiable community destination. The additional population accommodated on the site will support the viability of undertaking those refurbishments, and attract new businesses.

Locating the building massing on the western side of the site also separates these buildings from the other heritage buildings.

PTW undertook a streetscape analysis which informed the street wall heights, which are consistent with contemporary buildings adjoining. These are in the *Urban Design Report* dated April 2018.

Attachment One has diagrams that explain the relationship of the proposed public domain to all three heritage items.

In particular, they demonstrate that building setbacks behind the Theatre, and to the heritage shops and the Horse & Jockey comply with Figure 7.9 of the *PRUCTS Planning and Design Guidelines*.

It is important to note that the reference design's tower is set back substantially, behind the Theatre, and some distance from the heritage shops and Horse & Jockey.

The Parramatta Road building is 24 metres from the heritage shops, and the site is not directly opposite the Horse & Jockey.

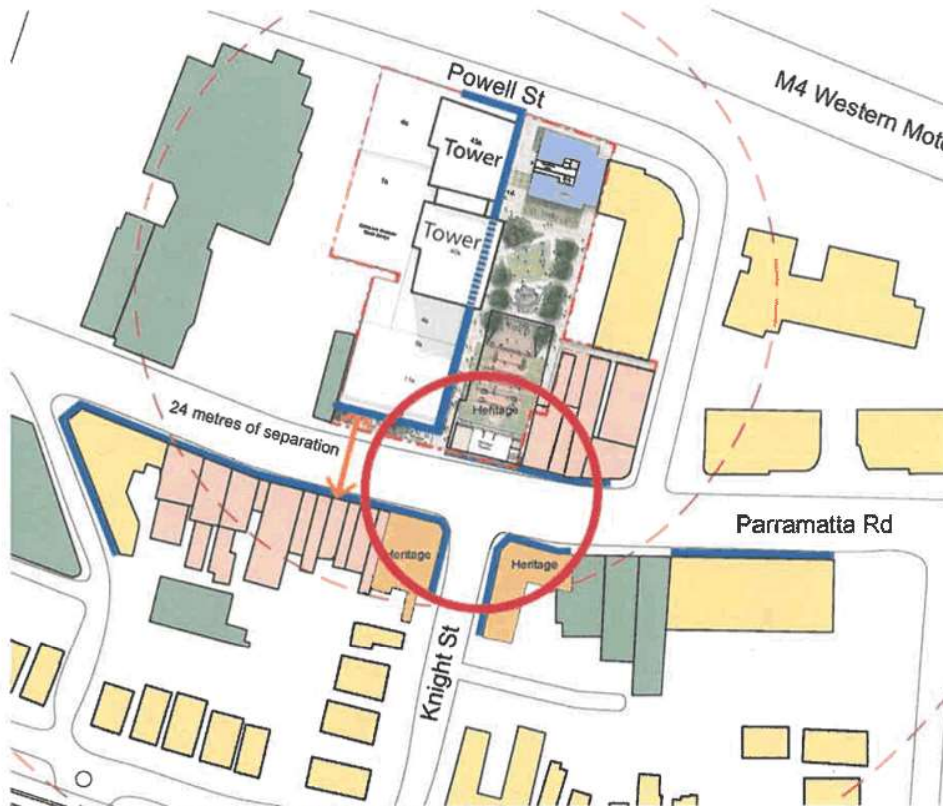


Figure 3: Relationship of Heritage Group to reference design

The creation of busy, intimate, human scale spaces and the incorporation of heritage buildings within large urban projects is a perfectly acceptable urban outcome, and common practice. In this respect, the Panel did not explain what they meant by 'domination'.

A mix of building scales, ages and uses is not only desirable, it is a consequence of the construction, demolition and redevelopment of thousands of city sites at different times over decades and centuries.



- 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.*

Council's draft DCP includes a 'Theatre Square' in a location that coincides with the Plaza, and would require removal of the Theatre auditorium and stage.



Figure 4: Theatre Square and through site links
Source: Draft DCP Parramatta Road

The Panel may not have been aware that the Theatre's auditorium and stage have been modified with a substantial concrete floor splitting them into two levels, and removal of most of the original fabric, including the Dress Circle and stage.

The NRBS *Heritage Impact Statement* April 2018 supported the removal and replacement of this highly modified portion of the building with the interpretative structure.

Notwithstanding, Walker will submit a structural engineering report that addresses the removal or retention of the concrete floor during the Planning Proposal process, prior to any public exhibition of the draft Local Environmental Plan.



A large, barn like space with little amenity would make little contribution to the public realm. It would also be extremely difficult to find a viable and appropriate use for two storeys of space.

It is anticipated that the community will obtain more enjoyment and greater benefit from an outdoor Plaza, protected by a wonderful and interesting pergola that interprets the auditorium and stage, and integrates the Theatre with the new parts of the project, in accordance with PRCUTS guidelines.

In addition, the Theatre's foyer, lobby, salons, and staircases retain much of the building's character and features. This more ornate and showy part of the building will be refurbished and occupied by cafes, bars and restaurants that reflect its original use as an entertainment venue and its role as a Parramatta Road landmark.

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.

Amalgamation with 69 Parramatta Road should not delay progress of a Planning Proposal as the deletion of Clauses 4.3A or 4.3A (amalgamation) from SLEP 2012 has not been requested.

It is re-iterated that 69 Parramatta Road is not isolated by the proposal, and can amalgamate with the adjoining site.

While a genuine attempt to negotiate with the owner of 69 Parramatta Rd has been made, further attempts can be made, and the documentation required in Council's draft Parramatta Road DCP (page 15) can be submitted.

This can be undertaken during the Planning Proposal process, prior to public exhibition of the draft Local Environmental Plan.

The project site will be described in any Development Application, which will be assessed against the applicable planning controls.

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.

Firstly, this Preliminary Planning Proposal does not seek amendments to the zone or zone objectives that apply to the site. The reference design has been submitted to inform the proposal, but it will not obtain Development Approval through this process.



Therefore, the proposal is not contrary to the objectives of the *Mixed Use 4B*, and this is not a reason to delay its progress.

Notwithstanding, the proposal and reference design clearly complies with the definition of 'mixed use development' contained in the Strathfield LEP 2012:

mixed use development means a building or place comprising 2 or more different land uses.

Secondly, the Plaza and laneway will be activated by shops, bars, cafes, restaurants, commercial and childcare, which will be occupied by the site's owner, the Kemeny family, who will actively seek complementary uses to occupy these spaces.

By contrast, other contemporary projects within this *Mixed Use B4* zone have only provided ground floor retail, which is predominately vacant and unsuccessful, and contributes nothing to the area or community.

Thirdly, the proposal is consistent with the zone objectives.

Table 1: *Mixed Use 4(b)* zone objectives

<p><i>To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling</i></p>
<p>North Homebush is not ideal for offices, which require large floor plates, and may conflict Parramatta CBD and other Centres identified for this use.</p> <p>'Suitable' business uses are included:</p> <ul style="list-style-type: none"> • Ground level Plaza commercial space, which it is intended startup businesses or creatives at 'affordable rents' for 5 years. • Shops, cafes, bars and restaurants in the Theatre's 3 levels and the entire ground floor, activating the Plaza, Parramatta Rd and Powell Street. • Childcare centre on level 1. <p>There is already a supply of ground level, vacant retail space in north Homebush.</p> <p>Therefore providing more than is already anticipated in this proposal is considered imprudent, however, may be more viable when the project is nearing completion and demand will be growing.</p>
<p><i>To facilitate mixed use urban growth around railway stations and transport nodes and corridors, commercial centres and open space</i></p>
<p>The project is highly accessible to existing and planned rail and road based public transport.</p> <p>It is not near a commercial centre.</p> <p>There is limited open space in the locality.</p> <p>However, the publically accessible Plaza and through site laneways will be activated by shops, commercial, bars, cafes restaurants, and will be attractive, sheltered pedestrian spaces.</p>



To provide local and regional employment and live and work opportunities.

New residents will have access to local and regional employment and live work opportunities.

Employment will be available on the site.

Homebush Station offers 30 minute access to Parramatta and Sydney CBDs, and other centres such as Burwood.

Metro West will provide additional west-east capacity in the public transport network, and access to new destinations.

Within the Homebush Precinct, PRCUTS has nominated the Flemington Market area as a large employment and retail area.

Finally, the Panel was in error referencing the *Eastern City District Plan* targets for employment and services.

The Plan notes the following:

The Parramatta Road Corridor Urban Transformation Strategy (November 2016) provides for a diversity of jobs and housing to meet the needs of a broad cross-section of the community.

Along with the Parramatta Road Corridor Implementation Tool Kit, they guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.

Provisions for development consistent with this Corridor Strategy and Implementation Toolkit are made under a section 9.1 Direction. This Corridor Strategy and Implementation Toolkit reflect the extensive process undertaken and therefore the land subject of this Corridor Strategy is not subject to the industrial land strategies and actions of the District Plan. (page 93)

Accordingly, PRUCTS is the correct reference document for employment objectives.

The Homebush Precinct vision is provided in the PRCUTS *Planning and Design Guidelines*:

Homebush Precinct will become a new, mixed use precinct for the Corridor, housing a new community of residents attracted to the area for its high amenity and access to employment at Parramatta CBD and Sydney Olympic Park. The precinct will provide a long term supply of housing stock to meet increasing demand as Sydney Olympic Park grows into a new city. (page 33)

Sitting between Sydney's two main CBDs, Homebush can be transformed into an active and varied hub, blending higher density housing and a mix of different uses, supported by a network of green links and open spaces with walking access to four train stations.



Living and Working There

Homebush will be a focus for high density housing, with a hub of activity between Homebush, North Strathfield, Concord West and Strathfield Stations. Both Parramatta Road and George Street will form main streets to build on the character of the Bakehouse Quarter and the curve of Parramatta Road.

Taller residential buildings will mark the centre of activity at the Precinct's core. The network of streets to the north and west from here will be easy and safe to walk through, with medium-density housing and the green corridor of Powells Creek. The area around Flemington Markets will have a new employment and retail focus. (page 128)

The Vision is reflected in the PRUCTS structure plan, which lays out where those uses are to be located.



Figure 5: PRUCTS Homebush Precinct Structure Plan components

The proposal is 100% compliant with the PRUCTS' vision and planning principles for the Homebush Precinct, which places an emphasis on the provision of housing to support other employment areas within the Precinct and the region:

1. Long term housing supply to meet Olympic Park new city demand;
2. High density housing blended with other uses.
3. Taller residential buildings at the core;
4. Medium density and green space to the north around Powells Creek
5. New employment and retail focus at Flemington Markets.



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.

Walker looks forward to seeing the results of this study, which is the only outstanding matter before the new planning controls foreshadowed in PRCUTS can be drafted and exhibited.

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.

Firstly, the draft Letter of Offer includes contributions that will comply with the Section 7.13 local contribution, and Section 7.22 state contribution plans in place when any Development Approval is obtained.

Therefore, contributions will be aligned with Council's corporate strategic documents, the Strathfield Community Strategic Plan and any other infrastructure delivery documents, as any plan under Section 7.13 will be based on those documents.

Other benefits, such as dedication of land along Parramatta Road and footpath embellishments will be imposed on all new projects in the Homebush Precinct, and have accordingly been included here.

Secondly, it is understood contributions toward Affordable Rental Housing will also be imposed in any Development Approval. Strategic documents have been referenced to determine the amount and correct calculation method.

The Greater Sydney Commission (2017) *Information Note 4: Affordable Rental Housing Targets*

1. Contributions toward ARH should be equivalent to 5 - 10% of the residential floor area permitted by the amended planning controls, over that permitted by the existing planning controls (page 2).
2. Other recent examples of a target-based approach have been indicated as part of the Parramatta Road Urban Transformation Strategy and Central to Eveleigh Transformation Strategy, which tested and confirmed the viability of a 5 per cent Affordable Rental Housing Target across the transformation area. (page 3)
3. ARH dwellings are to be owned by planning authorities or Community Housing Providers (page 4).



Thirdly, while ARH, and local and state infrastructure contributions are 'standard', this proposal intends additional benefits.

In this respect, PRCUTS encourages Project proponents to:

...deliver permanent tangible outcomes for the greater public good within their development. (page 64)

Therefore, intended public benefits are provided within the site and integrated into the overall proposal, aside from substantial Section 7.13 and 7.22 plan contributions, which will fund infrastructure off the site.

These on site benefits include:

1. Publically accessible, sheltered ground level Plaza, laneways and through site links, landscaped to a high quality urban standard and opened for long hours that will create a community destination, which is currently sorely lacking.
2. Public art in accordance with the policies of Canada Bay, Sydney and Waverley Councils.
3. A design competition in accordance with the policies of Sydney City Council, where the LEP incorporates a 10% floor area bonus for this (Clause 6.21).
4. Commercial floor area rented at an affordable rate to eligible start businesses or creatives, in accordance with the concept applied in Parramatta Council.

The PRCUTS *Implementation Plan 2016 – 2023* targets provision of an additional 332 Childcare spaces are required (page 20).

PRUCTS provides for implementation of:

...development controls that incentivise the delivery of social infrastructure, such as floor space bonuses, and discounting or excluding floor space provided as social infrastructure. (page 62)

This is a similar approach to the City of Sydney, which provides for floor space bonuses for the provision of community benefits, such as through site links (Clause 6.12).

The draft Letter of Offer, dated 6 April, outlines Walker's intentions in this regard.

Finally, the public benefits obligations included in planning agreements are formulated during strategic planning processes, referencing Council's policies and the Department's 2005 *Development Contributions Practice Note: Planning Agreements*, and 2017 draft *Secretary's Practice Note: Planning Agreements*.

In other words, Walker's draft Letter of Offer is just a starting point for continued discussion with Council, the Department and agencies during the strategic planning process.

Therefore, the Panel's comments in relation to proposed public benefits are not a reason to defer progress of this Planning Proposal.

55 – 67 PARRAMATTA ROAD, HOMEBUSH - PRELIMINARY PLANNING PROPOSAL



Walker looks forward to working with Council and the state government to prepare a draft Planning Agreement.

Conclusion

The proposal and the reference design are consistent with the PRCUTS vision and principles.

The height and FSR have been proposed giving consideration to the urban context within which the site is situated, the constraints and strategic opportunities associated with the Theatre and the need to create a community destination in North Homebush.

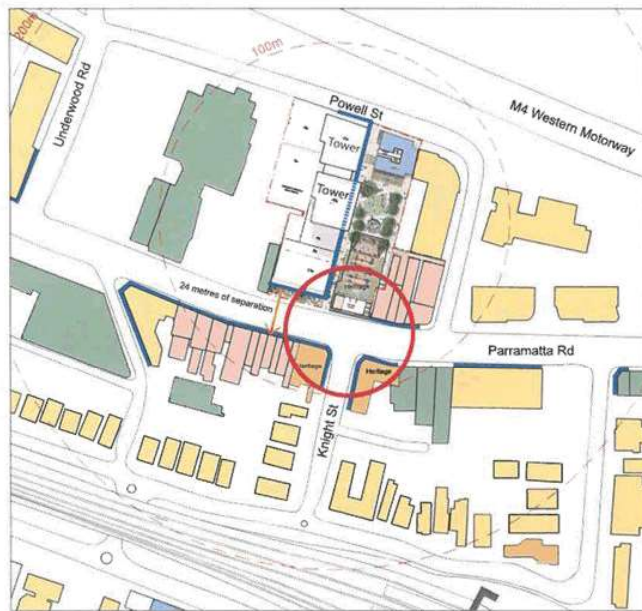
Walker looks forward to working with Council on this overdue project and trusts Council will support the progress of this Preliminary Planning Proposal.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sally Lewis'.

Sally Lewis
Principal Town Planner
Walker Corporation Pty Limited

Relationship to Heritage Group Sections



PTW

EXISTING

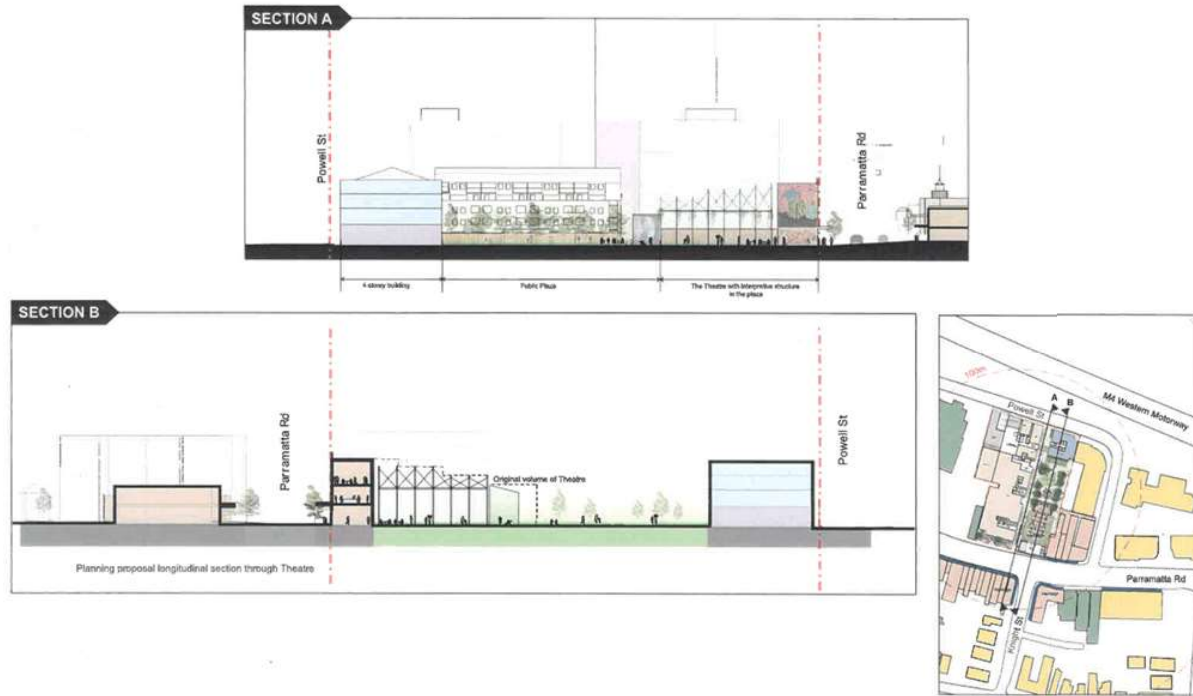


VISION



55-67 Parramatta Rd & 12-24 Powell St, Homebush - Urban Design Report - Walker Homebush Pty Ltd - April 2018 | PTW ARCHITECTS

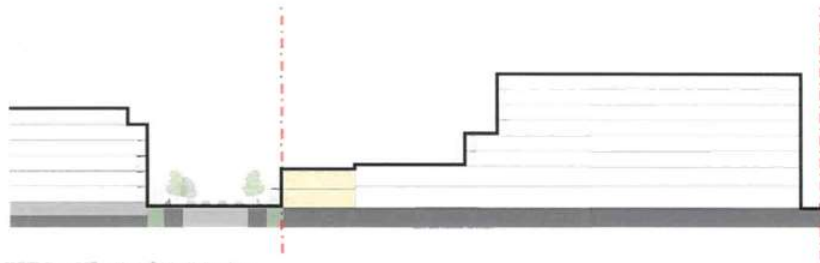
Relationship to Heritage Group Sections



PTW

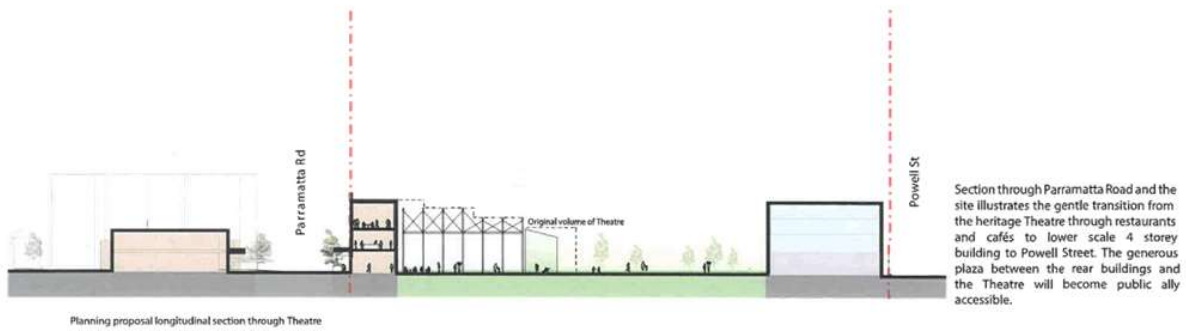
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Heritage Group Compliance with Figure 7.9



PRCUTS Figure 7.9 Transition to Existing Heritage Items

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Planning proposal longitudinal section through Theatre

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PTW