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**Subject:** PP2018.1 - Revised Letter of Offer.  
**Date:** Wednesday, 4 May 2022 9:15:34 PM  
**Attachments:** [040522 Letter of Offer to council for Hom bush PP2018.1.pdf](#)  
[image001.png](#)  
**Importance:** High

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Dear Acting General Manager

Please find attached a letter of Offer for PP2018.1 which is being considered tomorrow by the SSLP prior to consideration by the meeting of council.

Kind regards

Matthew Daniel

**Pacific Planning**

**Property | Project Management | Planning**

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4 May 2022

Mr Anthony Hewton  
Acting General Manager  
Strathfield Municipal Council,  
PO Box 120,  
Strathfield NSW 2135.

By email [council@strathfield.nsw.gov.au](mailto:council@strathfield.nsw.gov.au)

Dear Mr Hewton

**Re: Planning Proposal PP2018.1 - Letter of offer - Voluntary Planning Agreement for  
11 – 16 Loftus Crescent, 2 Subway Lane, 5 & 9 -11 Knight Street and 88 – 92A  
Parramatta Road, Homebush**

Pacific Planning is the applicant for **PP2018.1**. We are the development managers and urban planners for Homebush Linx Pty Ltd and we represent the landowner (**our client**), and we have been instructed to prepare this letter of offer.

Homebush Linx Pty Ltd (**Landowner**) is the owner of the land at **11 – 16 Loftus Crescent, 2 Subway Lane, 5 & 9 -11 Knight Street and 88 – 92A Parramatta Road, Homebush**, which comprises:

Address	Lot details
10 Loftus Crescent	Lot A DP 335908
11 Loftus Crescent	Lot B DP 419854
12 Loftus Crescent	Lot A DP 419854
13 Loftus Crescent	Lot 2 DP 201286
14 Loftus Crescent	Lot 1 DP 201286
15 Loftus Crescent	Lot 2 DP 314354
16 Loftus Crescent	Lot 101 DP 846306
5 Knight Street	Lot A DP 335091
9 Knight Street	Lot C DP 336700
11 Knight Street	SP 1702
2 Subway Lane	Lot 7 DP 18702 and Lot B DP 403083
92A Parramatta Road	Lot 1 in DP201120
92 Parramatta Road	Lot 2 in DP201120
90 Parramatta Road	Lot 3 in DP201120
88 Parramatta Road	Lot A in DP419617

(Site).

The purpose of this letter is to formally offer to enter into a Voluntary Planning Agreement (**VPA**) with Strathfield Council (council) pursuant to section 7.4 of the *Environmental Planning and Assessment Act 1979* (NSW) (**EPA Act**). The Landowner has authorised this letter of offer, and has signed the offer on page 3.

The Site is the subject of the planning proposal **PP2018.1 (Planning Proposal)**. The Planning Proposal is under consideration by council for progression to the Minister for Planning for a gateway determination.

The Planning Proposal seeks the following:

The Proposal seeks to amend Strathfield Local Environmental Plan 2012 as follows:

- Increase the maximum building height from part 16 metres and part 29 metres to 80 metres.
- Increase the maximum floor space ratio (FSR) control from part 2:1, part 2.7:1 and part 3.15:1 to 5:1; and
- Provide a site specific clause that provides for an FSR up to 7:1 where certain public benefits are provided.

The report of council staff to the Strathfield Local Planning Panel advises that unless a formal letter of offer is received the council cannot favourably progress the item to the Minister for a gateway determination. As such the terms of the offer are contained within this letter. We understand the council is seeking to set a value of **\$10,502,235** in accordance with its draft policy. **We seek to provide above this suggested amount.**

#### Terms of offer

The Landowner is prepared to enter into a VPA with terms set out in the below table. The offer supersedes and revokes any previous offers made in relation to this site in any planning submissions submitted to date with this Planning Proposal.

	Item of benefit	Land area	Description	Considered value.
1	Laneway built and dedicated	901m <sup>2</sup>	7m carriageway with 2m verge either side. Part of the 2m verge on the northern side is located outside of the site boundary.	Land - \$4,505,000
				Construction Costs – \$704,710.40
2	Verge widening with new parking spaces, footpaths and on-road cycle way and dedication to Council	258m <sup>2</sup>	Land dedication to Council along the southern, eastern and western boundaries. Six parking spaces are also proposed – these are located within land currently owned by Council and an on-road cycle lane.	Land - \$1,290,000
				Construction Costs – \$259,167
3	Bus Shelter	N/A	A bus shelter on behalf of Council and Transport for NSW on Parramatta Road, adjacent to the development.  No land would be dedicated to the bus stop.	Land Value – N/A
				Construction Costs – \$81,001.25
4	Affordable Housing - Dedication of completed dwellings.	TBA	Dedication of residential dwellings to the council to the value of \$5,000,000.	Dwelling value - \$5,000,000

The table above shows a value of new public benefit items to a proposed value of approximately **\$11,839,878** to be delivered which is significantly above that of the amount proposed if the draft policy of council.

It is considered that the appropriate mechanism to determine the value of the dedicated dwellings in a completed scheme should be finalised with a valuation assessment from a qualified national valuation firm.

It is noted that the plan making application has been in process for a considerable amount of time. As such, for the avoidance of any doubt, the offer contained in this letter is contingent upon the progression of the Planning Proposal progressing to a gateway determination in its current form and as adjusted by this offer at this time.

It is also proposed that the VPA would be completed to a final form and registered during this plan making process and prior to the amendment being made by the Minister but it not become operational until consent is granted for a future DA to deliver the proposed scheme.

### **Next steps**

We note from advice from council staff is that council does not have a standard planning agreement template. As such we will provide a formal draft planning agreement to the council during the progression of the Planning Proposal to the gateway for determination.

If council has any questions in relation to this letter, please feel free to contact us.

Yours sincerely



**Matthew Daniel**  
**Development Director**  
**Pacific Planning**