

Bailey Williams

From: Kris Walsh
Sent: Friday, 17 February 2023 1:55 PM
To: Bailey Williams
Subject: FW: Strathfield Council - update of information 13.2.23 - Rezoning Review for the draft Planning Proposal at 11-16 Loftus Crescent, 2 Subway Lane, 5 & 9-11 Knight Street and 88-92 Parramatta Road, Homebush.

From: Laura Locke <Laura.Locke@planning.nsw.gov.au>
Sent: Tuesday, 14 February 2023 11:11 AM
To: Kris Walsh <Kris.Walsh@planning.nsw.gov.au>
Subject: FW: Strathfield Council - update of information 13.2.23 - Rezoning Review for the draft Planning Proposal at 11-16 Loftus Crescent, 2 Subway Lane, 5 & 9-11 Knight Street and 88-92 Parramatta Road, Homebush.

From: Clare Harley <Clare.Harley@strathfield.nsw.gov.au>
Sent: Monday, 13 February 2023 10:47 PM
To: Laura Locke <Laura.Locke@planning.nsw.gov.au>
Cc: Michael Mamo <Michael.Mamo@strathfield.nsw.gov.au>
Subject: Strathfield Council - update of information 13.2.23 - Rezoning Review for the draft Planning Proposal at 11-16 Loftus Crescent, 2 Subway Lane, 5 & 9-11 Knight Street and 88-92 Parramatta Road, Homebush.

Rezoning Review for the draft Planning Proposal at 11-16 Loftus Crescent, 2 Subway Lane, 5 & 9-11 Knight Street and 88-92 Parramatta Road, Homebush.

I refer to correspondence you have received from Council dated 18 January 2023 and titled *Strathfield Council response to RR-2022-33*. Please note that this email is provided to the Department of Planning and Environment to update and clarify Strathfield Council's position in relation to the masterplanning process for PRCUTS in Homebush North as well as the subject draft Planning Proposal at 11-16 Loftus Crescent, 2 Subway Lane, 5 & 9-11 Knight Street and 88-92 Parramatta Road, Homebush.

At the December 6 2022 meeting Council considered a report which proposed that funding be allocated to a council led masterplan in PRCUTS (Homebush). Council resolved to support the delivery of the 6-10 year housing targets in the corridor but did not support the expenditure of additional Council funds to do so. (refer below: 285/22)

Council resolution (285/22):

1. *To support the delivery of the PRCUTS in Strathfield LGA and the delivery of the 6-10 year housing targets in this corridor*
2. *That an urgent LEP Workshop be held for Councillors when the new Director of Planning commences*
3. *That Strathfield council look at Design Excellence, voluntary Planning Agreements and Stronger Planning controls as a way to deliver quality outcomes in this precinct and the entire LGA.*
4. *That Council does not support the expenditure in this report except what has been approved and rejects all active tenders.*

Also at the December 6 meeting Council considered a report in relation to the subject planning proposal that recommended:

That Council resolve to not support progression of the subject Planning Proposal to the NSW Department of Planning & Environment for Gateway Determination to allow for the site to be considered as part of the North Homebush Masterplan Project and to allow for preparation of a new contributions plan that captures

infrastructure and affordable housing requirements that are considerate of the scale and density planned for the North Homebush Precinct.

However Council resolved in relation to this item as follows: **(288/22)**

"That this item be deferred until the February 2023 Ordinary Council Meeting"

A councillor briefing was held on 24 January 2023 to outline options for progressing the delivery of the 6-10 year housing supply in PRCUTS:

1. Site specific planning proposals to amend the Strathfield Local Environmental Plan 2012
2. A Council led masterplanning process
3. A NSW government led planning process such as a State Significant Precinct declaration.

At the 7 February meeting Council resolved **(35/23)** :

1. *to approach the NSW Department of Planning and Environment to explore opportunities for the Strathfield area of the Parramatta Road Corridor Urban Transformation Strategy to be declared a State Significant Precinct and to establish collaborative working arrangements including Councillor workshops, community engagement and technical input to a Masterplan process and Development Contributions Framework.*
2. *That the Council works collaboratively with the NSW Department of Planning and Environment as appropriate, to include existing planning proposals in the proposed State Significant Precinct Declaration.*
3. *That the Council include Design Excellence clause to the Local Environment Plan.*
4. *That Council commence the development of Affordable Housing and Development Contribution Plans as soon as possible.*

Also at the February 7 meeting Council resolved in relation to the subject draft Planning Proposal Council as follows: **(39/23)**

"That the Council note that the PP proponent at 1-16 Loftus Crescent, 2 Subway Lane, 5&9-11 Knight Street & 88-92A Parramatta Road, Homebush, has lodged the rezoning review with the NSW DPE and that Council doesn't need to make a decision in relation to a gateway determination."

Therefore, in summary I note that whilst Council has resolved **(285/22)** to support housing delivery in PRCUTS it has not allocated resources including funding for background studies, urban design, feasibility modelling and contributions plans to progress a Council led Masterplan for PRCUTS (Homebush). However, Council has resolved **(35/23)** to seek collaborative working arrangements with DPE to deliver a Masterplan process for the Strathfield area of PRCUTS including councillor workshops, community engagement, technical studies and a Contributions Framework and to seek inclusion of existing Planning Proposals, (including 11-16 Loftus Crescent, 2 Subway Lane, 5 & 9-11 Knight Street and 88-92 Parramatta Road, Homebush) in a state led masterplanning process.

Please contact me if you would like further clarification or information.

regards



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