



Pacific Planning Pty Ltd

Property | Planning | Project Management

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Mr Henry Wong
General Manager
Strathfield Municipal Council
PO Box 120
Strathfield NSW 2135

Planning Proposal

10-16 Loftus Cres, 2 Subway Lane, 5 & 9-11 Knight Street & 88-92A Parramatta Road, Homebush

Dear Mr Wong,

I write to you in relation to a Planning Proposal to amend the Strathfield Local Environmental Plan (LEP) 2012 for land at 10-16 Loftus Cres, 2 Subway Lane, 5 & 9-11 Knight Street & 88-92A Parramatta Road, Homebush. The site comprises sixteen (16) allotments known legally as follows:

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

The planning proposal has been prepared in accordance with the relevant NSW Department of Planning and Environment guidelines, including 'A Guide to Preparing Local Environmental Plans' (2016) and 'A Guide to Preparing Planning Proposals' (2016).

The planning proposal has been prepared on behalf of Homebush Linx Pty Ltd and is submitted in accordance with Section 3.33 of the *Environmental Planning and Assessment (EP&A) Act 1979*. The proposal provides an outline and justification for the proposed amendments to the principal development controls.

Planning Proposal

The Planning Proposal seeks to amend the principal development controls under the Strathfield LEP 2012. In doing so, the application seeks the following amendments:

- Increase the maximum building height from part 16 metres and part 29 metres to 80 metres;
- Increase the maximum floor space ratio control from part 2:1, part 2.7:1 and part 3.15:1 to 5:1; and
- Amend the key site provisions to remove existing height and floor space provisions, and provide for an additional 2:1 floor space provision (7:1 total) where better planning outcomes are achieved.

The subject site is within the first stage of delivery (2016-2023) under the Parramatta Road Urban Transformation Strategy (PRCUTS). The final PRCUTS provided for a recommended maximum building height of 80 metres and a preferred maximum FSR of 5:1. The provisions under Section 9.1 Direction 7.3 Parramatta Road Corridor Urban Transformation Strategy provide for inconsistencies with the Direction where a better planning outcome can be achieved.

A Better Planning Outcome report has been prepared that addresses the Section 9.1 Direction in detail and justifies a floor space ratio above that preferred by the PRCUTS, subject to a number of better planning outcome items being achieved, including a 1,250sq.m public park and the dedication of certain public land. Note that the maximum height limit is as recommended by the PRCUTS.

Pre-Lodgement Meeting

The proposed concept and principal development controls for the subject site were presented to Strathfield Council at a meeting held on 30 August 2018. The following were in attendance:

- Matthew Daniel, Pacific Planning
- James Matthews, Pacific Planning
- Aleksandar Jelacic, Aleksandar Projects
- Rita Vella, Strathfield Council
- Kandace Lindeberg, Strathfield Council

A table detailing the items discussed and the response is included on pages 11 and 12 within the attached Planning Proposal.

Lodgement Material

This planning proposal forms part of a package of supporting documents for consideration by Council and the Gateway under Section 3.34 of the EP&A Act 1979. The Planning Proposal application is therefore supported by the following:

- Application Form
- Landowners Consent
- Planning Proposal prepared by Pacific Planning
- Urban Design Report prepared by Aleksandar Projects
- Better Planning Outcome Report prepared by Pacific Planning
- Traffic Impact Statement prepared by Lyle Marshall & Partners Pty Ltd
- Heritage Impact Statement prepared by John Oultram Heritage & Design
- Phase 2 Contamination Assessment prepared by Sullivan Environmental Sciences
- Landscape Plan prepared by Geoscapes Landscape Architects
- Economic Benefit Report prepared by PPM Consulting

The application clearly identifies the subject land, the objectives sought, the proposed provisions and provides a justification and assessment of the impacts against relevant Section 117 Directions and the objects of the EP&A Act.

Thank you for your consideration of the subject Planning Proposal and request to amend the principal development controls under the Strathfield LEP 2012. I look forward to progressing the matter with Strathfield Municipal Council. If you have any questions in relation to this matter, please do not hesitate to contact me on 0437 521 110.

Yours sincerely



James Mathews
Planning Director
Pacific Planning