

Planning Proposal and State Significant Development (SSD) at 11-16 Loftus Crescent, 2 Subway Lane, 9-11 Knight Street and 88-92 Parramatta Road, Homebush – Explanatory Note

In accordance with Council resolution 324/23 of the 5 December 2023 Council Meeting, this explanatory note is to provide context and background to the planning history associated with land located at Subway Lane, Knight Street and Parramatta Road.

- On 17 September 2018 a Planning Proposal was lodged with Council to increase HOB from part 16m and part 29m to 80m, increase FSR from part 2:1, part 2.7:1 and part 3.15:1 to 5:1. Amend key site provisions to remove HOB and FSR and provide an additional 2:1 floor space to 7:1 total.
- The application could not proceed due to a ministerial direction which required a Precinct Wide Traffic Study be completed.
- In July 2021 there was an Implementation Update to the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) and the Ministerial Directions which allowed for Planning Proposals to proceed to Gateway and exhibition prior to the Precinct Wide Traffic Study.
- The Planning Proposal was reported to the Strathfield Local Planning Panel (SLPP) in May and June 2022 where it was recommended to proceed to Gateway determination by the Department subject to a number of conditions.
- The recommendations of the SLPP were reported to Council in July 22 where it was resolved that the matter be discussed at a Councillor workshop and then brought back to a future Council meeting.
- On 12 October 22, based on the time the application had been with Council, the applicant lodged a re-zoning review with the Department of Planning.
- This application was one of a number of Planning Proposals being considered by Council within the PRCUTS area at the time, which prompted the Strathfield Local Planning Panel to make a recommendation to Council that prior to progressing all these proposals, a localised strategy for the Homebush Precinct be undertaken. This would allow for a holistic review of the recommended PRCUTS Heights and FSR's and fine grain design recommendations in a way that considers local context to achieve the best planning and urban design outcomes across the precinct.
- Following a series of Councillor workshops in October and November 2022, a report was presented to Council at the December meeting recommending the progression of the individual Planning Proposals not proceed and allow for the sites to be considered as part of the North Homebush Master Plan. This matter was deferred to the February 7, 2023 Council Meeting.
- At the February Council meeting Council resolved that given the applicant had lodged a rezoning review with the NSW DPE that Council did not need to make a decision in relation to a gateway determination.
- On 23 February 2023, the Sydney Eastern City Planning Panel considered the rezoning review presented to them by the Department of Planning. The regional panel did not support the review and determined that the Planning Proposal should NOT proceed to Gateway Determination as it did not demonstrate strategic merit.
- The decision by the Panel was final and there are no provisions for this proposal to be further reconsidered or challenged on its merits. Council was not required to, nor could it take any further action in relation to this Planning Proposal.
- This closed the consideration of the planning proposal for Knight Street.

State Significant Development (SSD) Pathway – Build-to-Rent Proposal

- On 21 February 2023, following an application by the proponents of the subject site to the NSW Department of Planning to have the proposal for build-to-rent considered as a State Significant Development (SSD), the Department issued a SEARS (Secretary's Environmental Assessment Requirements) determination.
- The State Significant Development Pathway is triggered for build-to-rent housing developments that have a capital investment value of more than \$50 million for the Greater Sydney region.
- The purpose of the SEARS is to identify the matters the proponents will need to address and submit to the Department, including a detailed Environmental Impact Statement (EIS) to allow for the exhibition and assessment of the application.
- The guidelines below, provide an outline of the SSD process

[State Significant Development Guidelines – October 2022 \(amazonaws.com\)](https://www.amazonaws.com)

- The proposed Build-to Rent SSD application is similar in built form to the Planning Proposal refused by the Sydney East Planning Panel under the rezoning review. It incorporates the same height and FSRs as in the planning proposal.
- The SSD approval pathway is still governed by the provisions of the development standards within the Strathfield LEP and any variations of significance, such as being proposed, could not be considered as a variation to this standard and would require a Planning Proposal to amend these controls.
- In September 2023, the NSW DPE referred the concept to its first State Design Review Panel. This was a very preliminary meeting setting some early advice and recommendations for the proposal.
- There have been no further discussions between Council and the proponent regarding this proposal nor is Council aware of any other consultant or discussions around the preparation of the Environmental Impact Statement (EIS).
- When an EIS is prepared by the applicant, further consultation will take place.
- The application material, status and progress of the proposal can be viewed on the NSW Planning Portal Major projects website as follows:

[Homebush Build-to-Rent | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](https://www.nsw.gov.au)

For any further information or clarification regarding the above matters, please contact Council's Manager Planning, Place & Development Dylan Porter on 9748 9999 or email council@strathfield.nsw.gov.au.