

STRATHFIELD COUNCIL

ELECTRONIC MINUTES

Of the meeting of the

STRATHFIELD LOCAL PLANNING PANEL MEETING

Held on:

Thursday 9 November 2023

(Via. E- mail)



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The closed electronic meeting (via email) to determine Planning Proposal P2022.001 - 330-332 PARRAMATTA ROAD, HOMEBUSH was held on Thursday 9 November 2023.

PRESENT

Marcia Doheny – Chair

Jennifer Bautovich – Expert

Trevor Bly – Expert

Alexander Ashley Carrington – Community Representative

DECLARATIONS OF PECUNIARY INTEREST / CONFLICT OF INTEREST

NIL

TO: Strathfield Local Planning Panel Meeting - 9 November 2023
REPORT: SLPP – Report No. 8
SUBJECT: PLANNING PROPOSAL - 330-332 PARRAMATTA ROAD, HOMEBUSH
DA NO. PP2022.001

BACKGROUND

At the Strathfield Local Planning Panel (SLPP) Meeting of the 12 October 2023, the Panel resolved:

*This application be **DEFERRED** to allow for Council to provide supplementary strategic planning background.*

RECOMMENDATION

The Panel has considered the additional information and revised report provided by Council from the deferral of the 12 October 2023 Meeting.

The Panel's has provided advice to Council that the Planning Proposal not proceed to a Gateway Determination.

REASONS FOR DETERMINATION

The Panel adopts the reasons in the assessment report dated 23 October 2023. The Panel:

1. Does not support the Planning Proposal to proceed to a Gateway determination because the proposal has not demonstrated that it has strategic or site-specific merit as:
 - a) it is inconsistent with the current zoning and that proposed in the Parramatta Road Corridor
 - b) It is inconsistent with the provisions of Ministerial Direction 9.1 (1.5 Parramatta Road Corridor Urban Transformation Strategy) as:
 - i. it does not give effect to the objectives of the Direction;
 - ii. it is inconsistent 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,
 - iii. it is inconsistent with the staging and other identified thresholds for land use change identified in the Parramatta Road Corridor Implementation Plan 2016 2023 (November, 2016), and the Parramatta Road Corridor Urban Transformation Implementation Update 2021, as applicable,
 - iv. the 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),
 - v. it is inconsistent with the relevant District Plan.
 - c) Inconsistencies with Ministerial Direction 9.1 (1.5) have not been justified.

Endorsed by Marcia Doheny - Chair



**** End Minutes - Report No. 8****