

ATTACHMENT D I

DEPARTMENT'S LETTER OF ISSUES 19/4/12
FOLLOWING FORMAL EXHIBITION OF EA



Planning & Infrastructure

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Mr Lindsay Hunt
Colston Budd Hunt & Kafes Pty Ltd
PO Box 5186
WEST CHATSWOOD NSW 1515

Our ref: MP 10_0143

Dear Mr Hunt,

Mixed Use Development, at Columbia Precinct, 2-20 Parramatta Road & 11-13 Columbia Lane, Homebush- MP 10_0143

I refer to your Environmental Assessment (EA) for the Project at the above site. As you are aware, the Department publicly exhibited the Project from 18 January until 29 February 2012.

I have forwarded a copy of the submissions received to date, pursuant to Section 75H(5) of the *Environmental Planning and Assessment Act, 1979*. These submissions include a response from Strathfield Council, relevant Government agencies and members of the public.

The Department has reviewed the submissions received and considered the proposal as detailed in the EA. The Department has identified a number of key issues and additional information to be addressed, outlined in **Attachment 1**. The key issues identified with the proposal relate to bulk and scale, residential amenity and access.

The Director-General, pursuant to Section 75H(6) of the Act, requires that you provide a response to the issues raised in the submissions. A Preferred Project Report should be prepared identifying how you have addressed these issues (including those raised by the Department), to minimise the environmental impacts of the proposal.

A revised Statement of Commitments is also to be provided incorporating any amendments following your response to the submissions.

Should you wish to discuss the issues raised in this letter, please contact Caroline Owen, Planning Officer, on (02) 9228 6574 or caroline.owen@planning.nsw.gov.au.

Yours sincerely



Alan Bright

A/Director, Metropolitan & Regional Projects South

ATTACHMENT 1

KEY ISSUES

Land Owner's consent

- In accordance with Clause 8F of the *Environmental Planning & Assessment Regulations 2000*, prior to the determination of Part 3A projects, owner's consent of all land affected by the proposal is required. The development shall be modified to delete any references to land owned by RailCorp or Council, unless land owner's consent is obtained. Evidence of this must be submitted to the Department.

Bulk and Scale

- Consideration should be given to increasing building separation distances, consistent with minimum recommended separation distance within the Residential Flat Design Code (RFDC). Consideration should specifically be given to between buildings B & D, Q & R and K & O.

Residential Amenity

- Consideration should be given to modified building footprints, orientation and indicative residential unit layouts to maximise solar access to buildings H, T, R and P, in accordance with the RFDC rules of thumb.

Confirmation is also required that the stated percentage of units achieving minimum solar access requirements in each building, takes into consideration the cumulative affects of other buildings within the proposed development.

- Concern is raised regarding the likely noise levels which will be experienced by future residents from surrounding roads and the Western Rail Line, the Northern Rail Line and the North Strathfield Goods Loop.

Consideration should be given to alternative building layouts and increased setbacks to assist with noise mitigation. This may include a 3D acoustic model developed in SoundPLAN of the building footprints within Council's DCP No. 20 Parramatta Road Corridor.

- Confirmation is requested as to the ability of the proposal to comply with rules of thumb of the RFDC including recommended unit sizes and the provision of adequate private open space to residential units.

Transport/ Access

- The proponent is asked to address comments from Roads & Maritime Services in relation to the proposed upgrades to the Parramatta Road/ George Street intersection.
- Further consideration should be given to the establishment of a clear and permanent pedestrian and cycle link from the site to Homebush Train Station and Homebush centre. This link should be able to function as part of this development, rather than having to rely on any future potential development on adjoining land.

Environmentally Sustainable Development

- Clarification is sought as to the locations of the proposed tri-generation plant, grey water storage systems and on-site stormwater detention, as referred to in the EA.
- Further consideration should be given to the achievement of best practice Green Star ratings for the development as a whole (under the pilot Communities tool) and individual buildings, as part of future development applications.

Land Uses

- The Department raises concerns regarding the amount of proposed commercial/retail uses at ground floor levels, especially along the western edge of the site, in terms of the ongoing viability of these uses.

ADDITIONAL INFORMATION REQUIRED

- A response is requested to concerns raised by Strathfield Council in relation to the proposed building heights and building layouts.

The response should specifically address Council's alternative layout, as illustrated in Figure 3 of Council's submission and in relation to the draft controls within the recently exhibited Draft Strathfield LEP 2012.

- Additional information should be provided regarding any further discussions with Council in relation to S94 Contributions and details of any agreements relating to any proposed contributions-in-lieu.
- The Proponent is requested to respond to Council's comments in terms of required on-site parking requirements, taking into consideration the Strathfield DPC Part I.
- Confirmation is requested that acceptable access can be maintained to the electricity substation and RailCorp land throughout the construction process and after completion.
- A response shall be provided to comments made by Strathfield Council in relation to the accuracy of the submitted photomontages.
- Details shall be provided of any discussions with Council/ organisations regarding potential uses of the proposed community use areas.
- Clarification is requested as to whether the 'potential' serviced apartments proposed within Building C are included within the proposed 650 residential units on the site.