

## ATTACHMENT E

### DOCUMENTS REGARDING DEALINGS WITH STRATHFIELD COUNCIL

SEE ALSO ANNEXURES C, D & E



## Meeting Minutes

<b>Project</b>	Columbia Precinct, 2-20 Parramatta Rd., Homebush		
<b>Project #</b>	0834		
<b>Meeting Date</b>	24-08-12		
<b>Attendees</b>			
	David Hazeldine	Strathfield Council	DH
	Spiro Stavis	Strathfield Council	SS
	Peter Robinson (initial part of meeting)	Strathfield Council	PR
	Lindsay Hunt	Colston Budd Hunt and Kafes	LH
	Peter Mayoh	Mayoh Architects	PM
	Peter Hinteregger	Mayoh Architects	PH
<b>Distribution</b>	- All attendees and Columbia Precinct Consortium - 29/08/12 - Updated / finalised with DH's comments - 10/10/12		

#	Item	Comments/ Action
1.	<b>Current Progress of Part 3A Application</b> <ul style="list-style-type: none"> <li>LH provided a briefing on current status of the Part 3A application. LH identified the Department had provided its letter of issues</li> <li>LH summarised outcomes of discussions with other relevant authorities including RMS regarding the Parramatta Rd intersection design (now completed by Mott MacDonald) and Railcorp and Ausgrid regarding their vehicular access.</li> <li>LH summarised that RMS, Ausgrid and Railcorp matters were generally resolved</li> <li>LH noted that the Department has not requested major design changes to the application.</li> </ul>	
2.	<b>Meeting Agenda</b> <ul style="list-style-type: none"> <li>LH identified that the purpose of the meeting was discuss procedural matters requiring resolution on the hypothetical basis that the department would provide an approval of the Concept Plan application</li> <li>The key matters being:               <ol style="list-style-type: none"> <li>The design, construction and dedication of parkland to the west of the stormwater channel (as part of the Powell's creek open space reserve.)</li> <li>The creation of the George St extension as new road</li> <li>The creation of the neighbourhood square over part of Columbia lane</li> <li>Other streetscape works to Railway Lane and Columbia lane</li> <li>The creation of indoor space for community facilities</li> <li>S.94 calculation and offsets with regard to the matters listed above</li> <li>DH indicated that Council would not be able to advise on its position on these issues at this meeting, but will discuss the options presented with senior management so that Council's position can be established on the various matters</li> </ol> </li> </ul>	
3.	<b>New Public Park</b> <ul style="list-style-type: none"> <li>LH queried whether Council had a preference for how the land to be dedicated to Council for public park is transferred and how it is to be improved.</li> <li>PR thought Council's preference would be to engage their own design and construction team to give Council control of the end product</li> </ul>	

#	Item	Comments/ Action
	<ul style="list-style-type: none"> <li>LH noted the value of the land is expected to be a S.94 offset</li> <li>DH noted that dedication as a S.94 offset is not in theory a financial advantage to Council's S.94 plan, but may be efficiency or be an advantage in an administrative process sense.</li> <li>DH noted that Council's submission indicates that the exhibited proposed development relied on 20A Parramatta Rd to achieve the deep soil landscape ratios. Under this scenario the land dedication would not in theory be able to be fully offset against S.94 (e.g. would require a VPA)</li> <li>LH responded that the application met required open space and deep soil area without the land at 20A Parramatta Rd and that this matter would be clarified in the forthcoming PPR submission.</li> <li>DH identified that Council's preferred position could not be stated by the attendees and following receipt of letter from the proponents would seek to provide Council's position on that matter</li> <li>PM noted that the valuation would be based on what a developer could otherwise expect to be able to develop if the land wasn't zoned for public open space.</li> <li>LH explained proposed pedestrian crossings of the stormwater channel, noting an initial location available prior to Council obtain the southern portion of the public open space (understood to be owned by Crown international Holdings)</li> <li>DH expressed preference for multiple crossings</li> <li>LH explained the proponents also prefer more crossings, however Sydney Water's position was to minimise the number of crossings due to concerns over asset maintenance. LH noted that perhaps Sydney Water's position could be amended if Council entered a formal agreement to ongoing maintenance plans.</li> <li>.</li> </ul>	
4.	<p><b>Private Communal Open Space (east of channel)</b></p> <ul style="list-style-type: none"> <li>LH suggested the land shown as parkland east of the channel remain in private ownership, however rights of access for community facilities may be arranged, subject to legal advice, ensuring public access to this area.</li> <li>SS suggested Council would typically not want to take on new public assets where not necessary to avoid on-going maintenance costs to the community and suggested this area would seem suited to remaining in private ownership.</li> <li>DH agreed but noted he would raise these questions internally within Council to determine a position.</li> </ul> <p><i>PR left the meeting</i></p>	
5.	<p><b>Community Facilities</b></p> <ul style="list-style-type: none"> <li>DH noted that Council's S.94 Plan 2010 documents community facilities considered in need. This document however predates the current draft LEP which increases residential density. Therefore Council will be seeking more community facilities than what is forecast in the current plan.</li> <li>PH explained the allocation of community facility spaces on the ground floor of the indicative design scheme, positioned so that each space had frontage to a key publicly accessible open space.</li> <li>DH suggested proponent provide a letter describing proposed facilities and arrangements covering matters such as dedication as a strata property or a long term minimal cost lease etc.</li> <li>LH noted that the value of the community facility provision would be a S.94 off-set.</li> <li>SS noted locations of proposed community facilities looked appropriate</li> <li>DH was unsure of what specific facilities would be needed until the draft LEP 2011 planned dwelling increases are considered from a S.94 planning and</li> </ul>	

#	Item	Comments/ Action
	<p>community needs perspective.</p> <ul style="list-style-type: none"> <li>LH queried how a \$ figure is determined for value of community use spaces provided at developer's cost if it is not a freehold, in which case a valuation is straightforward.</li> <li>P.M. suggested first the allocation of the space is to be agreed then determine whether it be a strata unit or a long term lease.</li> <li>LH to write a letter to Council with proposal for how community facilities provision can work including ownership, tenancy and S.94 offset</li> <li>DH noted an example at Homebush with the ParaQuad site which involved both S.94 offset and a VPA</li> </ul>	
6.	<p><b>Neighbourhood Square and George Street extension</b></p> <ul style="list-style-type: none"> <li>Location of the proposed neighbourhood square was reviewed including its overlap with the southern portion of the existing Columbia lane</li> <li>DH and SS thought it was unlikely Council would want to take ownership of the square as public land but would need to confirm this.</li> <li>LH, PH noted that was not considered an issue for the proponents to retain the land in private ownership</li> <li>LH noted that a land swap might be a way to proceed where current private land designed to become part of the George St extension becomes public land and the portion of Columbia Lane shown within the neighbourhood square could become private land</li> <li>PH noted that Railcorp had made a clear preference for the George St extension to become public road.</li> <li>PM noted that the Planning Scheme ordinance has always shown George St extension as public road, just in a slightly different alignment.</li> <li>DH would seek internal Council review on any proposal put forward by the proponents.</li> </ul>	
7.	<p><b>Council, as landowner, agreement to road works</b></p> <ul style="list-style-type: none"> <li>LH queried what the process was for getting Council landowner's agreement to proposed streetscape / landscape works on Council owned roads</li> <li>SS believed a delegation existed for the G.M. to determine and that it was up to the GM whether to refer the matter to Councilors.</li> <li>PM asked whether Council could withhold consent to do road works because of opposition to the overall proposal.</li> <li>SS thought it would be difficult for Council to withhold consent for the road works though wasn't sure of the legal position.</li> <li>PM and LH explained an example of a successful Council/ developer collaboration at Victoria St., Chatswood (old Caroma factory) where land was dedicated to Council for the purposes of public park. The park design was undertaken at the developer's expense, agreed to by Council and constructed by the developer. The park is considered very successful.</li> <li>PM noted there is private basement parking below the park, so the land dedicated to Council is part of a strata plan at ground level.</li> <li>DH noted Council could go either way on these matters regarding whether Council takes over design and implementation.</li> </ul>	
8.	<p><b>Closing of Meeting</b></p> <ul style="list-style-type: none"> <li>LH to prepare letter to Council with proposals for addressing each of the items discussed.</li> <li>DH will request a copy of the DoP letter of issues in order to review.</li> <li>DH will receive letter from LH, seek internal Council opinions and then respond</li> <li>LH queried response time from Council</li> </ul>	<p>LH</p> <p>DH</p>





#	Item	Comments/ Action
	<ul style="list-style-type: none"><li>• DH noted he would need to get Council responses first</li><li>• LH noted he was aiming to submit PPR within next 3 weeks</li></ul>	

Please send any errors or omissions to Peter Hinteregger at Mayoh Architects ([peter.h@pdmayoh.com.au](mailto:peter.h@pdmayoh.com.au))

MAYOH

ARCHITECTS

#### Meeting Minutes

<b>Project</b>	Columbia Precinct, 2-20 Parramatta Rd., Homebush		
<b>Project #</b>	0834		
<b>Date</b>	14-02-2011		
<b>Attendees</b>			
	David Hazeldine	Strathfield Council	DH
	Silvio Falato	Strathfield Council	SF
	Lindsay Hunt	Colston Budd Hunt and Kafes	LH
	Peter Mayoh	Mayoh Architects	PM
	Peter Hinteregger	Mayoh Architects	PH
<b>Distribution</b>	All attendees: 21-02-2011 - draft for review 31-05-2011 - incorporates Strathfield Council officers' response to draft minutes		

#	Item	Comments/ Action
1.	<b>Concept Design Explanation</b> <ul style="list-style-type: none"> <li>LH introduced the broad parameters of the project and team to Council</li> <li>PM tabled set of concept plan drawings and explained analysis and design principles contained within present Concept Plan</li> </ul>	
2.	<b>Strathfield Draft LEP</b> <ul style="list-style-type: none"> <li>DH noted that amendment of DCP 20 had been postponed to follow development of new LEP which would now include basic development controls including height and FSR.</li> <li>DH explained draft LEP is well progressed but not yet a public document therefore he cannot share explicitly Council's planning for the subject site within the draft LEP.</li> <li>Prelim draft LEP was sent to DoP in Sept 2010.</li> <li>DH believes draft is well progressed and at best could potentially be ready for exhibition within 6-8 weeks however that timeframe is dependent on DoP and resolution of issues to their satisfaction</li> <li>DH noted that the Strathfield draft LEP was not on the DoP "priority list" possibly because Strathfield had significant existing capacity particularly within the Parramatta Road corridor from the 2000 rezoning.</li> <li>DH noted that Council's planning for the site had some similarities and some differences from the proposal.</li> <li>DH noted proposed density was similar to Council's current draft planning.</li> <li>DH noted ultimate height , distribution of height, building configuration and site layouts differed between proposal and Council's planning</li> </ul>	
3.	<b>George St Extension</b> <ul style="list-style-type: none"> <li>DH acknowledged proposed George St extension alignment had some merit with continuation of view corridor from Bakehouse Qtr</li> <li>PH also noted proposed alignment avoided public views into Substation site</li> <li>DH was unaware of reasoning behind alignment as shown in DCP 20.</li> </ul>	

#	Item	Comments/ Action
	<ul style="list-style-type: none"> <li>SF suggested alignment shown in DCP 20 was probably derived from building allotment configuration at northern half of site.</li> <li>PH noted that common ownership of these lots by David Lhuede negated the need to follow allotment pattern at north half of the site.</li> <li>DH noted George St intersection was an important nodal point along Parramatta Rd.</li> </ul>	
4.	<b>Powell's Creek Reserve Corridor</b> <ul style="list-style-type: none"> <li>DH agreed Proposal was important in stimulating development of the corridor</li> <li>DH identified that reserve land to the immediate north of Parramatta Rd (formerly owned by Arnott's) was currently owned by NSW State Government. The land is due to be transferred to Strathfield Council but this has not yet occurred for various reasons.</li> <li>Council had recently constructed some pedestrian cycle path and landscape works in the reserve corridor north of the Bakehouse area.</li> <li>DH stated that pedestrian / cycle connectivity of the corridor across and over Parramatta Road was important and part of Council's vision for the corridor.</li> <li>LH queried what Council's plans were for land held by Crown International and zoned public open space</li> <li>DH and SF said they were unaware of any agreement in place and were unsure how Council would move to acquire this land.</li> <li>DH confirmed this land was ultimately envisioned by Council to be part of the Powell's Creek Reserve corridor.</li> </ul>	SK/MM
5.	<b>Community Consultation</b> <ul style="list-style-type: none"> <li>SF confirmed there is no precinct committee or progress association specifically covering the subject area. SF noted land owners along Parramatta Rd are generally very interested in what the draft LEP will include for their sites and therefore would expect to take interest in this project.</li> <li>LH suggested their consultation may be undertaken by a letter box drop with reference to a website for further information. LH asked whether Council's landowner addresses could be used to assist the consultation.</li> <li>SF &amp; DH indicated there are privacy issues which would possibly prevent Council sharing landowner details but would confer with others in Council and provide written feedback on this matter.</li> </ul>	PH/JS
6.	<b>Section 94 / Voluntary Planning agreement / Community facilities</b> <ul style="list-style-type: none"> <li>LH suggested that only a rough S.94 estimate would be able to be made at the concept plan stage but that some combination of \$ and other contributions (land dedication, works in-kind, etc.) would form a S.94 package</li> <li>SF noted a Voluntary Planning Agreement was possible</li> <li>PH noted there is opportunity on site to accommodate community facilities which could form part of the contribution.</li> <li>PM noted that inclusion of a community facility which was already</li> </ul>	

#	Item	Comments/ Action
	<p>identified as being in need in the area would be most suitable</p> <ul style="list-style-type: none"> <li>DH discussed Council's section 94 document which lists desired facilities and locations and pointed out that an indoor recreation facility was scheduled for somewhere within the Powell's Creek Reserve corridor</li> <li>SF thought a physical Council presence in the neighbourhood in the form of a community facility would be desirable for Council</li> </ul>	
7.	<p><b>Concept Plan Design Development</b></p> <ul style="list-style-type: none"> <li>LH tabled the list of consultants and their respective disciplines already engaged on the project including Peter Webber for urban design and Richard Lamb on visual impact</li> <li>PM summarized areas of design development since the PEA was lodged being: reduction of commercial space in favour of residential, adjustments to built form to improve views into the site from Parramatta Rd., Incorporation of traffic engineering advice</li> <li>DH confirmed that to extend the feel of the Bakehouse Qtr into the site was important with particular respect to architectural general character, scale and activity level.</li> </ul>	
8.	<p><b>Residential Mix</b></p> <ul style="list-style-type: none"> <li>PM identified the residential market as being strong in the 1-Bed, 1-Bed + study and small 2-Bed units.</li> <li>SF warned against too many small units suggesting that a mix of unit sizes would be appropriate.</li> <li>SF and DH discussed anti-social behavior common amongst students living in apartments around Strathfield Town Centre</li> <li>DH recommended designing to a quality and standard which would attract long-term owner occupiers including provision of amenities such as swimming pools and gyms etc.</li> <li>SF noted that where there hadn't been strata titling in apartment buildings, there was a tendency for more behavioral and criminal problems.</li> </ul>	
9.	<p><b>Commercial Mix</b></p> <ul style="list-style-type: none"> <li>PM explained Leyshon Consulting had been giving advice on retail / commercial mix</li> <li>Retail was targeted at small scale local facilities with potential for small ethnic supermarkets, as well as cafes/ restaurants etc.</li> <li>Commercial space (exclusive of Kennards) was targeted at small professional business</li> </ul>	

# Colston Budd Hunt & Kafes Pty Ltd

as Trustee for C & B Unit Trust  
ABN 27 623 918 759

Our Ref: LBH/7453.2/jj

27 August, 2012

Transport Planning  
Town Planning  
Retail Studies

The General Manager  
Strathfield Council  
PO Box 120  
STRATHFIELD NSW 2135

**Attention Messrs Hazeldine, Falato, Stavis**

Dear Sirs,

**RE: MPI0-0143 COLUMBIA PRECINCT MIXED USE DEVELOPMENT  
MATTERS FOR COUNCIL REGARDING CONCEPT APPLICATION**

1. Thankyou for meeting with us on Friday (24/8) to discuss a number of procedural issues requiring Council attention, flowing from the Department's Letter of Issues dated 19 April 2012 (copy attached). The matters discussed on which we seek your written feedback, based on a hypothetically favourable Part 3A assessment on the part of the Department, are listed as follows and further elaborated below:-

- a) Dedication and improvement of public open space lands;
- b) Inclusion of community uses and facilities;
- c) Public works within public lanes owned by Council;
- d) Section 94 Contributions and works-in-kind off-sets.

**A. Public Open Space Lands – Figure A Attached**

2. That part of the Columbia Consortium land fronting Parramatta Road on the western side of the Powells Creek stormwater channel (Lot 1/814227 of 3673m<sup>2</sup>) is currently zoned 6(d) Proposed Open Space, and the owner David Lhuede Pty Ltd has a statutory right to require Council to acquire it for its market value. The Columbia Precinct Concept Application however, proposes to dedicate and improve this land, including pedestrian/cycle bridges across the stormwater channel and Parramatta Road as part of the Powells Creek linear park to Homebush Bay.
3. The Concept Plan includes an indicative layout of this proposed open space area only at this stage, and it is accepted that Council will no doubt seek more involvement in the design. As discussed, CBHK and Mayohs were involved in a similar situation in Willoughby LGA, where we worked with Council in designing and then constructing and dedicating a wholly new public park for Council, known as Mashman Park (UBD

Suite 1801/Tower A, Zenith Centre, 821 Pacific Highway, Chatswood NSW 2067  
P.O. Box 5186 West Chatswood NSW 1515 Tel: (02) 9411 2411 Fax: (02) 9411 2422  
Directors - Geoff Budd - Lindsay Hunt - Stan Kafes - Tim Rogers - Joshua Hollis ACN 002 334 296  
EMAIL: cbhk@cbhk.com.au

23/P6), worthy of inspection as a good example of genuine and successful collaboration between Council and developer. Greg Woodhams or Julie Whitfield at Willoughby Council can provide further detail.

4. This is considered a good and cost-effective way of achieving a timely result with minimal disruption to Council's usual activities, however it is acknowledged that Council may wish to deal with it differently. Either way, the agreed value of the land and any construction costs is seen as a Section 94 offset pursuant to S.94 subsection (5). It is certainly not for the sole use of Columbia occupants, nor is it required to satisfy usual resident open space requirements, as they are wholly satisfied within the Precinct itself, by a combination of the various open space shown at Figure A and the SEPP65-compliant balconies to every unit.
5. From our discussions on Friday, it is understood that Council's preference is that all other landscaped areas shown at Figure A, hard and soft, would remain in private ownership. *[This does not include public roadways, discussed at 'C' below].*

**B. Community Uses and Facilities – Figure B Attached**

6. The Columbia Concept Plans are designed to locate ground level spaces to activate the public realm with a range of 'shopfront' type tenancies for retail, commercial and community purposes, serving both the resident and working populations of the site and, to a lesser extent, clientele from beyond the site as well. Some community uses, such as children's playground activities, skateboard park, toilets, pedestrian bridge lift, could locate within the new Powells Creek public park. Figure B notionally indicates prime locations for various other community uses within the proposed buildings, purposely opening onto landscaped areas and the new public plaza. Several of those tenancies are capable of splitting into smaller areas where appropriate. Possible community uses could include the following:-

- |  |                                     |
|--|-------------------------------------|
| • Council meeting room/hall for general purpose use;   | • Rehearsal and performance spaces; |
| • The Powells Creek park and possible community facilities therein (e.g. toilets, skateboard rink, children's playground etc); | • Youth drop-in Centre;             |
| • Children's playgroup;  | • ESL Assist/Translation Services;  |
| • Childcare/occasional care/holiday care;  | • Tresillian Care;                  |
| • Child health;  | • KidsHelp/Family Support;          |
| • Book/toy library branch;   | • DoCs office;                      |
| • Senior services;   | • Health services;                  |
| • Emergency accommodation;   | • Centre Link office;               |
|  | • Charities office;                 |
|  | • Cultural associations;            |
|  | • Community Arts 'n Crafts;         |
|  | • Men's shed.                       |

7. Depending upon Council need, those of the above uses traditionally provided by Council could potentially locate at Columbia Precinct, either in strata premises to be deeded to Council or in fitted-out premises leased at subsidised or nil rental. (Those uses not provided by Council would be the responsibility and decision of the particular provider and would most likely locate in leased premises). Again the agreed value to Council of such freehold or leasehold spaces would be off-set against Section 94 dollar contributions (see 'D' below). This represents a significant opportunity for the community, particularly in light of Council's need for additional community uses to serve increased population projections. Council's views are sought on the issues raised, either to nominate community uses it might seek here, or to suggest a consent condition mechanism by which such uses might be agreed upon at subsequent DA stage, with Section 94 off-sets on agreed valuation.

**C. Works within Public Lanes**

8. Strathfield Council owns parts of Columbia Lane, Railway Lane and Parramatta Road on which access works related to the Columbia Project will be necessary. These works relate to kerb realignment and 'making good' works where new roads meet existing roads, and some services works to upgrade existing services in accordance with utility providers' wishes, given the current opportunity to do so afforded by the project – (for example, high voltage conduits below-ground between Parramatta Road and Ausgrid's sub-station).
9. The first stage of the Columbia development will include the construction of the George Street extension from the upgraded Parramatta Road intersection south to cross over Railway Lane and extend through to the southern section of Columbia Lane. At that point the disused central section of Columbia Lane will no longer need to remain a trafficable road, (*this is the same situation as is contemplated by the Council's proposed local roads 9(a) zonings under its existing and proposed statutory Instruments*), and it would go through the road closure procedures to enable its incorporation into the plaza improvements shown at Figure B. The northern part of Columbia Lane would remain open to traffic between the highway and Railway Lane, which would also remain open (*it being noted that Railway Lane is not a public road to the east of Columbia Lane, as all of that land is in the ownership of Kennards Self-Storage and is occupied by Kennards improvements*). This new road construction will significantly improve vehicular access to the RailCorp and Ausgrid land, (*both of whom have requested that the new George Street be a public road*).
10. These are all roadworks essentially as contemplated already by Council in its statutory documents, and it is proposed to undertake these works at no cost to Council as part of the project. Council's landowner's written agreement to this Concept Application including those roadworks is therefore sought to enable those works to be approved, (should that be the Department's decision). See Mott Macdonalds Engineering concept plan attached for information, at Figure C.

**D. Section 94 Contributions**

11. The Project Team's calculations of Section 94 Contributions payable by the Columbia Precinct development were included in the exhibited Environmental Assessment documentation of October 2011, based on the quantum of development, the then applicable S.94 Contribution rates, and the anticipated staging of the development. Since that time, there has been some modification of areas and unit yield, and the calculation total included in Section 4.3 of the October 2011 report has been updated to reflect those modifications, and that revised table is attached. Having regard for the credits available for the industrial/commercial floorspace currently on-site, the Section 94 liability of the development is calculated to total \$6.5 million subject to CPI adjustment, and will be payable in development stages as indicated in the following table:-

<b>Table: Section 94 Contributions by Project Stage <sup>(1)</sup> (Precinct 3C Rates) at June 2010 Dollars</b>			
Type of space	s.94 rate	Total Site	
		no.units	\$
Studio/1 Br Unit	\$10,647	249	2,651,103
2/Br	\$14,216	302	4,293,232
3/Br	\$17,655	94	1,659,570
Commercial <sup>(2)</sup>	\$165/m <sup>2</sup>	-15,630m <sup>2</sup>	-2,578,950
Retail/Showroom	\$90/m <sup>2</sup>	4,760m <sup>2</sup>	428,400
<b>Total</b>			<b>\$6.45m</b>

Notes: <sup>(1)</sup> See anticipated staging drawings in Annexure A

<sup>(2)</sup> 'Commercial' includes non-retail offices and self-storage space

12. We ask that Council check these figures and either confirm their accuracy or otherwise indicate Council's alternative calculations, (noting that the implementable Part 4 DA's that will necessarily follow any Concept Approval will allow S.94 liability to be re-examined at that time. Council will be provided with floorspace details for staging purposes at the time of Part 4 DA's.)
13. These figures make no allowance for any works-in-kind offsets, such as the Powells Creek open space or possible on-site community facilities. Such allowance will need to be made at the time, in accordance with agreed valuations, and any Concept Approval might be anticipated to be conditioned accordingly. Similarly, S.94 offsets would be due for any facilities made available to Council for community purposes, either in freehold or leasehold, and those values would also need to be agreed at the time. That process can be covered by Condition(s) of any approval.

**E. Summary of Response Sought**

14. In summary, Council is requested to consider and respond to the following, using the order A to D adopted above:-



Colston Budd Hunt & Kafes Pty Ltd

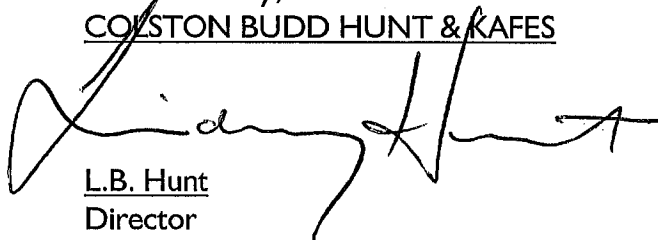
- a) **Open Space Lands** – Please confirm if Council is happy to adopt the design and construct methodology as outlined in paragraphs #2 to #4 of Part A of the submission.
- b) **Community Uses/Facilities** – Please indicate which community uses Council may wish to see incorporated in the Columbia Precinct (including within the new Powells Creek park), either under leasehold or freehold arrangement, or in the alternative, whether this should be agreed at time of subsequent Part 4 DA in accordance with suitable consent procedure (see Part B of this submission).
- c) **Public Works within Public Lands** – Please forward us a letter as Council landowner of these public roads agreeing to the inclusion of those works within the current Concept Application (see Part C of this submission).
- d) **Section 94 Contributions** – Please confirm that our Section 94 Contributions are calculated with the correct methodology (see Table above), to be provided to Council by a combination of land/works-in-kind and monetary contribution to be agreed under Concept Approval condition at the time of Part 4 DA's.

15. We look forward to Council's early response, and take the opportunity to reiterate our offer at the meeting to assist further in any way we can – for example, in briefing the Council Executive.

Happy to discuss any of the above.

Yours faithfully,

COLSTON BUDD HUNT & KAFES



L.B. Hunt  
Director

Attached:

- Department's Letter of Issues
- Figure A – Open Space
- Figure B – Ground Floor Tenancies
- Figure C – Mott Macdonald Engineering Concept Design of Parramatta/Columbia intersection



## Planning & Infrastructure

Contact: Caroline Owen  
Phone: 9228 6574  
Fax: 9228 6540  
Email: [Caroline.Owen@planning.nsw.gov.au](mailto:Caroline.Owen@planning.nsw.gov.au)

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](mailto:caroline.owen@planning.nsw.gov.au).

Yours sincerely



19/04/12

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.



## 9.0 Landscape Concept Plan

The overall landscape concept plan has been developed to closely respond to the landscape design objectives and aims as set out above. The landscape plan complements the architectural masterplan and associated documents, providing further detail on landscape design proposals for streetscapes, open space and gardens. The Landscape Plan illustrates the structure and intent of the design, with indicative detail of the hardscape finishes and specific plant species, which are to be subject to further approval for the developed design documentation for subsequent applications.

The following sections describe the detailed intent of the landscape design for specific areas of the project, including highlighting the design considerations addressed. The supportive design example photographs provide a further indication of the desired intent and design response that will be provided by subsequent design development upon approval of the landscape concept proposals.

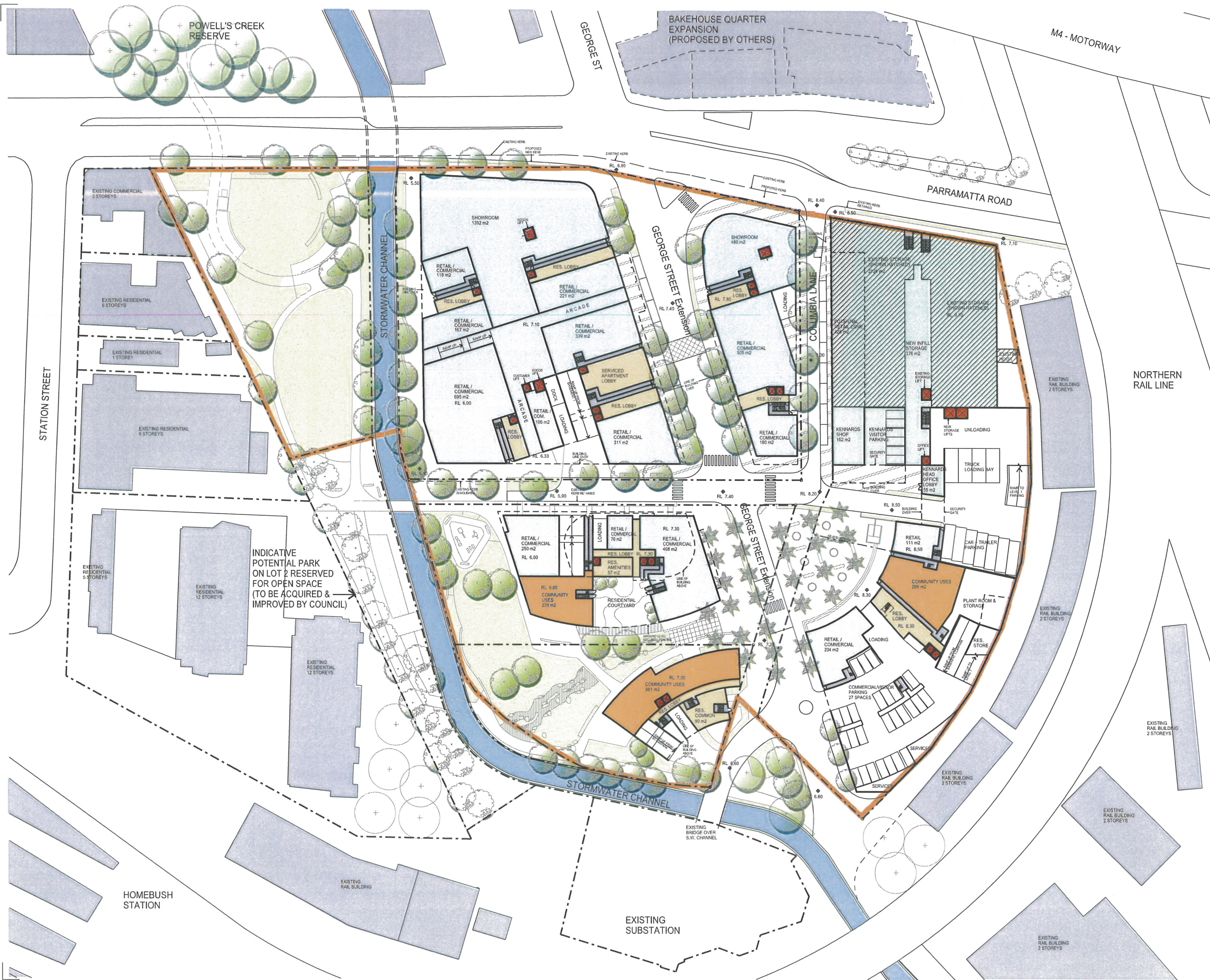


SITE IMAGE  
Landscape Architect



COLOUR LEGEND :

- RESIDENTIAL
- COMMUNITY USES
- MIXED COMMERCIAL / RETAIL USES
- STORAGE CENTRE
- CARPARK / ACCESS, SERVICE BAYS
- LIFT
- PROPERTY BOUNDARIES
- SITE PERIMETER



C	ISSUE FOR REVIEW: AMENDMENTS TO GEORGE ST EXTENSION, LUEDE'S BUILDING FACADES AT THE CORNER OF PARRAMATTA RD & GEORGE ST, KENNARDS RES. BUILDING FACADE FACING GEORGE ST, ALSO NEIGHBOURHOOD SQUARE, TO SUIT ROAD/TRAFFIC ARRANGEMENT	27-08-12
B	ENVIRONMENTAL ASSESSMENT ISSUE - SITE PERIMETER HIGHLIGHTED	18-10-11
A	CONCEPT PLAN DRAFT SUBMISSION	05-07-11
Issue	Amendment Description	Date

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Drawing Title  
**Indicative Design GROUND LEVEL PLAN**

Project  
 CONCEPT PLAN APPLICATION FOR:  
**columbiaprecinct regeneration HOMEBUSH**  
 2-20 Parramatta Road & 11-13 Columbia Lane, Homebush NSW

True North Scale: 1:500 @ A1 Job No: 0834  
 1:1000 @ A3  
 Checked: PH Drawn: TT  
 Dwg No. **A.103**



