

ATTACHMENT F I

CANADA BAY COUNCIL

NOTE: THESE ISSUES ARE
AS FOR THE RESPONSE TO
STRATHFIELD COUNCIL'S ISSUES

20 March 2012

Caroline Owen
NSW Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Caroline

Re: Exhibition of Mixed Use Development, Columbia Precinct, 2-20 Parramatta Road & 11-13 Columbia Lane, Homebush, MP 10_0143

I refer to the above application that is currently on exhibition. Council appreciates the opportunity to provide comment on the proposed development.

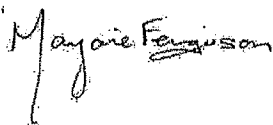
Council is supportive of the redevelopment of the precinct with the goal of improving both the environment and the amenity of the locality. Council's concerns relate to the scale of the proposal and its compatibility with the established and proposed statutory planning framework.

In this regard, the proposal is contrary to the draft Strathfield Local Environmental Plan that is currently on public exhibition and significant departures are also evident with Strathfield Development Control Plan No. 20 for the Parramatta Road Corridor Area. It is Council's view that the proposal should more closely align with the proposed built form, building height and the distribution of floor space and open space envisaged for the precinct under the existing and draft controls prepared by Strathfield Council.

It is worth noting that the City of Canada Bay has already been contacted by landowners seeking to justify departures from Council's Local Environmental Plan on the basis of the height proposed on the Columbia site. It is imperative that the proposal conforms with Strathfield Council's vision for the area and aligns more closely with the draft Strathfield Local Environmental Plan and Development Control Plan.

Should you have any further enquiries in relation to this matter, please contact me on 9911 6409.

Yours sincerely



Marjorie Ferguson
Manager, Strategic Planning