

SCHEDULE OF DEPARTMENT'S LIST OF ISSUES * AND WHERE ADDRESSED IN THIS REPORT	
KEY ISSUES IN DEPT'S LETTER OF ISSUES	WHERE ADDRESSED
1. Land Owner's Consent	
<i>"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."</i>	Section #2.2 Attachments K&L
2. Bulk and Scale	
<i>"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."</i>	Section #2.3
3. Residential Amenity	
<p>a. <i>"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.</i></p> <p><i>"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."</i></p> <p>b. <i>"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.</i></p> <p><i>"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."</i></p> <p>c. <i>"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."</i></p>	<p>Section #2.4.1</p> <p>Section #2.4.1 and SLR letter in Attachment G</p> <p>Section #2.4.2 and SLR Acoustic letter in Attachment G</p> <p>As for previous response</p> <p>Section #2.4.3</p>
4. Transport/Access	
<p>a. <i>"The proponent is asked to address comments from Roads & Maritime Services in relation to the proposed upgrades to the Parramatta Road/George Street intersection."</i></p> <p>b. <i>"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."</i></p>	<p>Section #2.5.1 Figure 7 and Annexure F2</p> <p>Section #2.5.2</p>

5. Environmentally Sustainable Development	WHERE ADDRESSED
a. <i>“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.”</i>	Section #2.6 and SLR letter in Attachment G
b. <i>“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.”</i>	As for previous response
6. Land Uses	
<i>“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.”</i>	Section #2.7 and Leyshon supplementary report at Attachment I
ADDITIONAL INFORMATION REQUIRED	WHERE ADDRESSED
7. <i>“A response is requested to concerns raised by Strathfield Council in relation to the proposed building heights and building layouts.”</i> <i>“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.”</i>	Section #2.8.1 Annexure E
8. <i>“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.”</i>	Section #2.8.2 and Annexure D
9. <i>“The Proponent is requested to respond to Council’s comments in terms of required on-site parking requirements, taking into consideration the Strathfield DCP Part 1.”</i>	Section #2.8.3
10. <i>“Confirmation is requested that acceptable access can be maintained to the electricity substation and RailCorp land throughout the construction process and after completion.”</i>	Section #2.8.4 and correspondence at Attachments F3 and F4
11. <i>“A response shall be provided to comments made by Strathfield Council in relation to the accuracy of the submitted photomontages.”</i>	Section #2.8.5 and accuracy letter at Attachment J
12. <i>“Details shall be provided of any discussions with Council/organisations regarding potential uses of the proposed community use areas.”</i>	Section #2.8.6 and Annexure D
13. <i>“Clarification is requested as to whether the ‘potential’ serviced apartments proposed within Building C re included within the proposed 650 residential units on the site.”</i>	Section #2.8.7

- Note : See Dept’s letter of Issues at Attachment D to this Report.