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28 February 2018

Ms Caroline McNally

Department of Planning & Environment
GPO BOX 39,
SYDNEY NSW 2001
SYDNEY NSW 2001

Attention:

Dear Ms McNally,

COLUMBIA PRECINCT – PROPOSED APPLICATION TO MODIFY MAJOR PROJECT APPROVAL MP10_0143 – CONFIRMATION AS TO ANY ENVIRONMENTAL ASSESSMENT REQUIREMENTS

1. PURPOSE OF THIS LETTER

We write on behalf of *Columbia Lane Development Pty Ltd* (**the Proponent**) regarding a proposed modification to the Part 3A Concept Plan Approval for the Columbia Precinct at 2-20 Parramatta Road & 11-13 Columbia Lane (**MP10_0143**).

The Proponent is requesting the Minister, under the power contained in section 75W(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) (which remains in force by operation of clauses 3C and 12 of Schedule 6A of the EP&A Act), to modify the Concept Plan Approval. The proposed modification relates to the land known as 11-17 Columbia Lane, Homebush.

The proposed modification will facilitate the future redevelopment of the site consistent with the *Parramatta Road Corridor Urban Transformation Strategy* (UrbanGrowth NSW, 2016).

The purpose of this letter is to request confirmation from the Secretary as to whether there are any environmental assessment requirements with respect to the proposed modification that the Proponent must comply with before the matter will be considered by the Minister and, if so, what those requirements are.

This letter provides:

- A description of the site and locality;
- A summary of the Concept Plan approval;
- A summary of the proposed modification;
- Identification of the legislative planning framework applicable to the modification; and
- Identification of the likely environmental assessment requirements.

This letter should be read in conjunction with the Architectural Drawings prepared by *Mosca Pserras Architects* provided at **Attachment A**.

Should it be determined that there are environmental assessment requirements in relation to the modification we request that the Secretary's environmental assessment requirements (**SEARs**) be issued.

2. SITE AND LOCALITY DESCRIPTION

The site is known as 11-17 Columbia Lane, Homebush and has a site area of 6,568m². It is legally described as Lot 4 and Lot 5 in DP261926. The site is vacant. Development of the site is constrained by its proximity to existing electrical transmission lines, adjacent to the site's western boundary.

The site is situated approximately 12 kilometres west of the Sydney CBD on the southern side of Parramatta Road and is bound by an approved and constructed mixed use development to the north, Columbia Lane to the east, and Powell's Creek to the south and west (refer Figure 1). The site is within walking distance to Homebush, Strathfield and North Strathfield railway stations. The Bakehouse Quarter village centre is located to the north of the site on the opposite side of Parramatta Road.

Figure 1 – Site Context Plan



Directly adjoining the site to the north is a recently completed mixed-use development, known as 'Stage 1 - Columbia Precinct'. To the north-east is a Kennards Self Storage Facility. Both of these site are located within the area of the Columbia Precinct. Whilst further east is a number of recently constructed mixed use and residential flat buildings, located within the Canada Bay Local Government Area.

The site adjoins a concreted section of Powell's Creek to the south and west. Further west are four high density residential flat buildings which front Station Street and Homebush Train Station. Further south is an electrical substation and railway land.

The surrounding locality is characterised by a range of residential, light industrial and small scale retail and business uses. The locality can be described as an area undergoing transition from industrial, infrastructure, commercial and low-density residential land uses to an area supporting higher density mixed-use development with a focus on delivering new housing and day to day support services to meet resident needs.

The site is located within close proximity to a range of educational, community, health and recreation facilities, shopping centres and parklands (refer **Figure 2**).

Figure 2 – Local Context Plan



3. BACKGROUND

3.1. CONCEPT PLAN APPROVAL MP10_0143

The Planning Assessment Commission on 7 May 2013 issued a Concept Plan Approval to Major Project MP10_0143 for the mixed use development of the property identified as 2-20 Parramatta Road and 11-13 Columbia Lane, Homebush, known as the '*Columbia Precinct*' (refer **Figure 3**).

In broad terms, Concept Approval MP10_0143 authorises a Mixed Use Development, including:

- (a) Development of the proposal in stages;
- (b) Use of the site as a mixed use development with associated public open space;
- (c) Indicative building envelopes for the 6 mixed use building blocks comprising residential, retail, commercial, self-storage and community uses to a maximum height of RL 76.50 AHD;
- (d) A maximum GFA of 83,606m² comprising residential GFA of 60,827m²; retail GFA of 1,300m²; showroom GFA of 3,460m²; commercial GFA of 4,249m²; community use GFA of 920m²; and self-storage GFA of 12,850m²;
- (e) Basement, ground and above ground car parking;
- (f) Road works to support the development and public pedestrian and cycle paths and bridges; and
- (g) Landscaping areas throughout the site.

The site was nominated as Stages 1B and 3 under the Concept Approval and had a total approved floor space of 24,201m² which represented a total floor space ratio of 3.68:1.

Figure 3 – Major Project MP10_0143 – Site Plan



 The Site

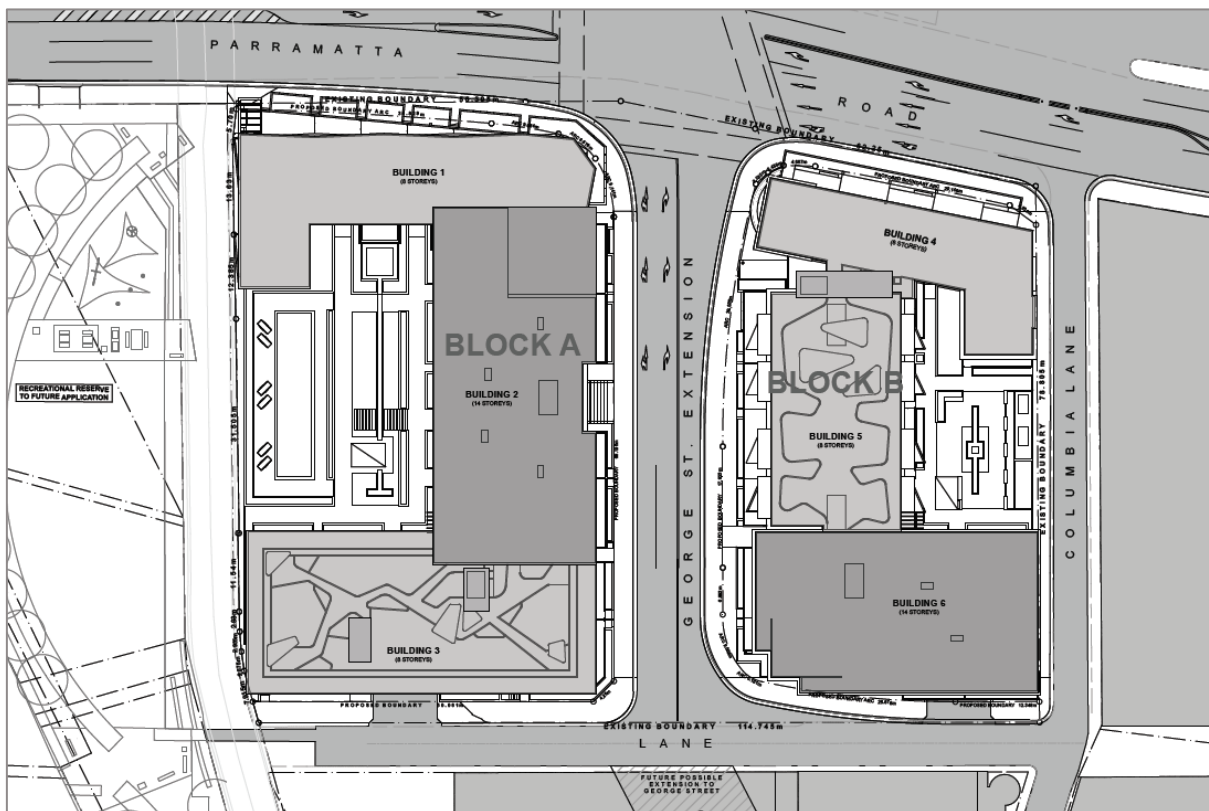
3.2. DEVELOPMENT APPLICATION 2014/066

Development application 2014/066 (**the DA**) was approved by the Sydney Region East Joint Regional Planning Panel on 30 October 2014. The DA related to the land identified as Nos. 6 - 18 Parramatta Road, Homebush, which was identified as Stage 1A of the MP10_0143 Concept Approval.

The DA did not rely on the Concept Plan Approval rather an alternate proposal was developed in consultation with Strathfield Council (**the Council**) to deliver a mixed use development that better aligned the delivery of the George Street extension into the site, consistent with the provisions of SLEP 2012.

The mixed use development included the construction of six buildings with heights ranging between eight and fourteen storeys, comprising ground level commercial floor space fronting Parramatta Road, 430 residential apartments including live work spaces fronting the George Street extension, and basement parking for 568 vehicles (Figure 4).

Figure 4 – Development Application 2014/066 - Site Plan



The DA was supported by a Voluntary Planning Agreement for the embellishment and dedication of 20 Parramatta Road and payment towards the embellishment of and 20A Parramatta Road for open space purposes, the construction and dedication of the George Street extension and construction of a footway over the Sydney Water Channel.

The approved DA has resulted in an altered configuration of the George Street extension to that approved under Concept Approval (MP10_0143) to one which is consistent with the alignment nominated under *Strathfield Local Environmental Plan 2012*.

4. PROPOSED MODIFICATION

The proposed modification applies to the site known as 11-17 Columbia Lane, Homebush. This land is referred to as Stage 1B and Stage 3 in MP10_0143.

The proposed modification to MP10_0143 will facilitate the future redevelopment of the site consistent with the *Parramatta Road Corridor Urban Transformation Strategy* (UrbanGrowth NSW, 2016). Further, the proposed modification responds to the alternative alignment of the George Street extension approved under DA 2014/066, now constructed.

In summary, it is proposed to modify MP10_0143 as follows:

- Modification of the approved building envelopes within Building Block 5 and 6;
- Modification of the approved land uses within Building Block 5 and 6;
- Modification of the approved maximum building heights within Building Block 5 and 6;
- Modification of the approved gross floor area within Stage 1B and Stage 3; and
- Modification of the approval road alignment, open space, and deep soil areas.

Table 1 provides a comparison of the gross floor area and building heights approved under MP10_0143 and proposed under Modification 1.

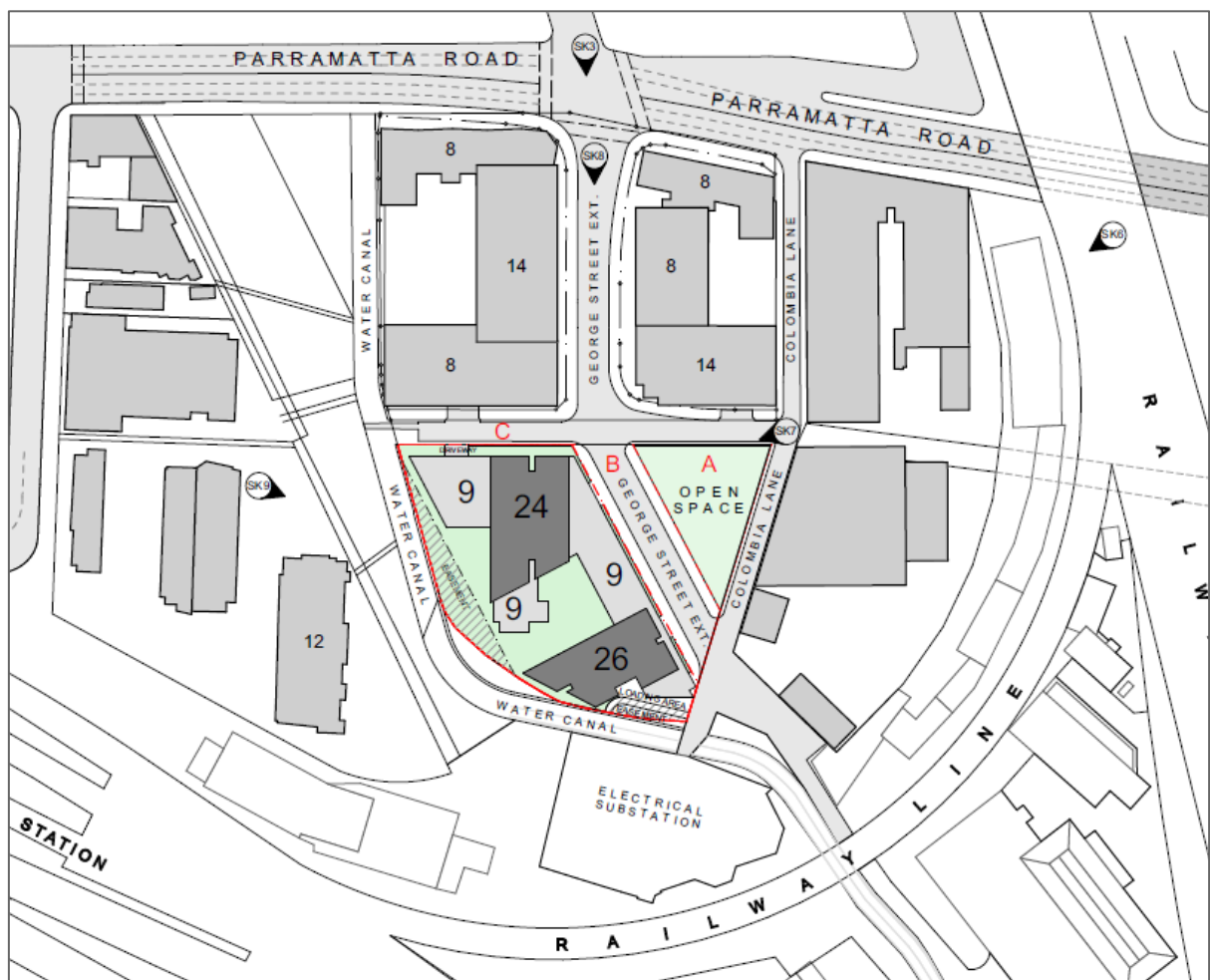
Table 1 – Proposed changes to Gross Floor Area

Component	MP10_0143		Proposed
Stage	Stage 1B	Stage 3	Combined
Residential GFA	11,961m ²	10,833m ²	32,840m ²
Community GFA	240m ²	380m ²	Nil
Commercial GFA	787m ²	Nil	Nil
Total GFA	12,988m²	11,213m²	32,840m²
Building Height (Storeys)	16	21	24 and 26
Building Height (RL)	57.55 + plant	72.80 + plant	87

The proposed modification will facilitate a mixed use development of 32,840m², as well as the embellishment of approximately 2,100m² of site area as open space, and the creation of an extension to a public road (refer **Figure 5**). The key components of the modified concept are described as follows:

- An extension of George Street to the south (now known as 'Nipper Street'), providing a connection from Columbia Lane (now known as 'Gramophone Lane');
- Creation and embellishment of new open space;
- A mixed-use building, with a nine-storey podium and two tower elements at twenty-four (24) and twenty-six (26) storeys;
- Communal open space at ground and podium levels; and
- Basement car parking.

Figure 5 –Modified Concept – Site Plan



5. PLANNING CONTEXT

The following are the key relevant legislation and environmental planning instruments that will apply to the proposed modification:

- *Environmental Planning and Assessment Act 1979;*
- *State Environmental Planning Policy No.32 - Urban Consolidation (Redevelopment of Urban Land);*
- *State Environmental Planning Policy No.55 Remediation of Land;*
- *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development;*
- *State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes);*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;*
- *State Environmental Planning Policy (Infrastructure) 2007; and*
- *Strathfield Local Environmental Plan 2012.*

Key planning policies and guidelines considered to be of relevance to the proposal include:

- *A Plan for Growing Sydney;*
- *Draft Eastern City District Plan;*
- *Parramatta Road Corridor Urban Transformation Strategy; and*
- *Greater Parramatta Interim Land Use and Infrastructure Implementation Plan.*

6. OVERVIEW OF LIKELY ENVIRONMENTAL AND PLANNING ISSUES

Key assessment matters that will need to be considered as part of the proposed development are set out below, based on a preliminary environmental assessment.

- **Built form and design excellence:** The design and form of the proposed development will need to be considered for the site and in its context. Relevant considerations include design quality; height; bulk and scale; external treatment and finishes; view impact analysis; streetscape impacts; shadow impacts; solar access; noise and wind considerations.
- **Traffic, access, parking and public transport:** A traffic, parking and access report will be prepared in support of the application. Relevant considerations will include the preliminary design, parking provision and traffic generation of the proposed development; loading and servicing arrangements; accessibility and connections to public transport; and pedestrian movement.
- **Economic and social impacts:** The economic and social benefits and impacts associated with the proposal will be a consideration.
- **Ecological Sustainable Development:** ESD initiatives to be provided in the design, construction and ongoing operation phases of development will be a relevant consideration. An assessment against ESD principles shall accompany the application.

7. PROJECT DELIVERABLES

The following documents are anticipated to be submitted in support of the application:

- QS certificate.
- Site survey plan.
- Architectural plans.
- Architectural design statement.
- Visual and view impact analysis.
- Wind impact assessment.
- Shadow diagrams.
- Traffic, parking and access assessment.
- Services and infrastructure report.
- Acoustic assessment.

8. CONCLUSION

The Proponent will seek approval under Section 75W of the EP&A Act to modify Concept Approval MP 10_0143 for the Columbia Precinct, to enable the future redevelopment of the site consistent with the *Parramatta Road Corridor Urban Transformation Strategy* (UrbanGrowth NSW, 2016).

The information contained in this letter is provided to assist the Secretary in determining the level and scope of any requirements for an environmental assessment to accompany the modification to the Approved Concept Plan.

In accordance with the transitional arrangements for Part 3A under Schedule 6A of the EP&A Act, it is requested that the Secretary issue the environmental assessment requirements for the Concept Approval modification.

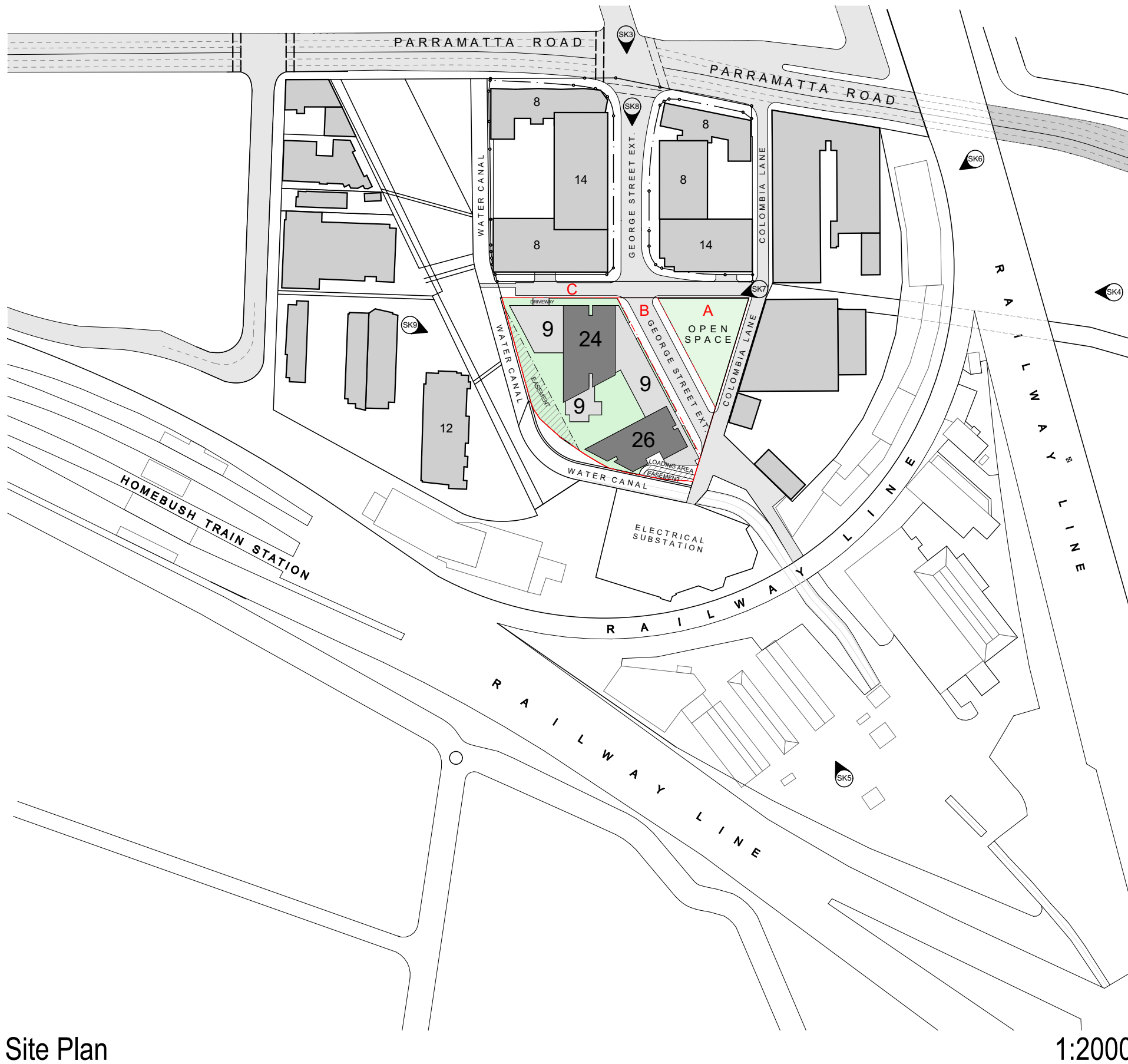
Please do not hesitate to contact the undersigned on 02 8233 9900 or cbrown@urbis.com.au should you have any questions.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Clare Brown". The signature is fluid and cursive, with the first name "Clare" and last name "Brown" clearly distinguishable.

Clare Brown

Director



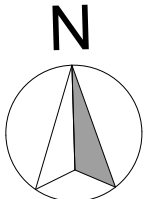
Site Plan

1:2000

**PROPOSED FSR 5:1
CONCEPT**

SK1

concept design



project **PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**
location **Stage 2, 11-17 Columbia
Lane HOMEBUSH**
date **FEBRUARY 2017**