

Secretary's Environmental Assessment Requirements

Section 75W of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	MP10_0143 MOD 1
Proposal Name	Modification to Concept Plan Approval for the Columbia Precinct relating to building envelopes, heights, gross floor area, land uses, road alignments, open space and deep soil zones.
Location	11-17 Columbia Lane, Homebush
Applicant	Columbia Lane Development Pty Ltd
Date of Issue	27 March 2018
General Requirements	<p>The Environmental Assessment (EA) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).</p> <p>Notwithstanding the key issues specified below, the EA must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data • consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed) • measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EA must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV • an estimate of jobs that will be created during the construction and operational phases of the proposed development • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EA must address the following specific matters:</p> <p>1. Statutory and strategic context</p> <p>The EA shall address the statutory provisions applying to the site contained in all relevant environmental planning instruments (EPIs), including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy 55 – Remediation of Land • State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

- Strathfield Local Environmental Plan 2012

The EA shall address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities
- NSW 2021 (State Plan)
- A Metropolis of Three Cities – the Greater Sydney Region Plan 2018
- Future Transport 2056 Strategy
- Eastern City District Plan
- Better Placed – an integrated design policy for the built environment of NSW, 2017
- Development Near Rail Corridors and Busy Roads – Interim Guideline
- Parramatta Road Corridor Urban Transformation Strategy 2016
- Greater Parramatta Interim Land Use and Infrastructure Implementation Plan
- RTA Guide to Traffic Generating Developments
- NSW Planning Guidelines for Walking and Cycling
- NSW Bicycle Guidelines.

2. Relationship to existing project approval (MP10_0143)

The EA shall:

- demonstrate how the proposed modification can be assessed and determined within the scope of Section 75W of the *Environmental Planning and Assessment Act 1979*, and in particular demonstrate and address any environmental impacts beyond those already assessed for the concept approval
- provide a comparative assessment of the proposed modification against the approved scheme (qualitative and quantitative). This should include comparison plans clearly identifying the:
 - relationship with DA 2014/066
 - proposed building envelope, maximum building heights and GFA
 - revised road layout
 - proposed changes to land uses
 - proposed open space and deep soil areas
 - proposed development yields
- provide a rationale for the amendments and an analysis of benefits/impacts, including measures to mitigate any potential impacts
- outline and justify any proposed changes to the existing terms of approval, future assessment requirements and commitments.

3. Built form

The EA shall:

- consider the proposal's consistency with the existing and desired future character of the area in the context of the:
 - development standards within Strathfield LEP 2012
 - development standards within Canada Bay LEP 2013 (that apply to neighbouring land outside the Concept Plan site)
 - Parramatta Road Corridor Urban Transformation Strategy 2016
- include an urban design analysis and indicative development outcomes to justify the proposed increase in building heights and dwelling densities
- identify how the aspects of the proposed modification relating to 11-17 Columbia Lane will be integrated with the areas of the Concept Plan that do not form part of the modification
- assess the visual impact of the proposed development, when viewed from the surrounding areas.

4. Design Excellence

The EA shall:

- demonstrate how the proposed modification to the concept approval is capable of achieving design excellence
- outline the design review process, including any review by the NSW State Design Review Panel, leading to the modified concept design
- provide a design excellence strategy, include a design review process throughout the planning process, for the detailed design and subsequent delivery of the development which demonstrates how design excellence will be achieved, in consultation with the Government Architect NSW.

5. Residential and Environmental Amenity

The EA shall:

- demonstrate how the proposed modification demonstrates consistency with SEPP 65 and the Apartment Design Guide (ADG) recommendations to achieve a high level of environmental and residential amenity
- provide an assessment of any environmental impacts on the surrounding area, including current and potential future development in terms of overshadowing, solar access, acoustic privacy, visual privacy, view loss and propose measures to mitigate any impacts.

6. Public Domain

The EA is to address the proposed modifications to the location, size and function of open space provision on site, including measures to clearly define public, private and communal space, and integrate the open space, public domain and landscaping proposals within the existing area.

7. Consultation process

The EA must describe the pre-submission consultation and community engagement process, including engagement activities undertaken, how participation outcomes have been achieved, how issues raised have been addressed and amendments to the design of the development (if applicable). Where amendments have not been made to address an issue, an explanation should be provided.

During the preparation of the EA, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with Strathfield Council, Government Architect NSW, Transport for NSW and RMS.

8. Ecologically Sustainable Development (ESD)

The EIS shall:

- detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design of the development
- include a framework for how the proposed modification will reflect best practice sustainable building principles to improve environmental performance and water conservation.

9. Traffic/Transport

The EA shall include a new traffic and transport assessment taking into account:

- consistency with the assumptions, assessment methodology, conclusions and recommendations of the precinct wide traffic study being

undertaken by Council as required by the Parramatta Road Corridor Urban Transformation Strategy

- current daily and peak hour vehicle, public transport, pedestrian and bicycle movements, together with the existing traffic and transport infrastructure provided in the area
- the forecasted traffic generation and its impact on the surrounding road network as a result of the proposed development in addition to the cumulative traffic impact from the planned uplift of development density in the precinct as identified in the Parramatta Road Corridor Urban Transformation Strategy
- the proposed changes to road layout and design having regard to approved and proposed land uses and development yields
- existing and future performance of key intersections providing access to the site, including Parramatta Road/ Nipper Street, Parramatta Road/ Powells Creek M4 westbound onroad ramp, and any road/ intersection upgrades required to accommodate the modified development
- the operation of transport networks, including rail and bus, having regard to service levels, usage and the ability to accommodate the forecast number of trips
- demand management measures to encourage users of the development to make sustainable travel choices, including proposals to improve walking, cycling, public transport and car sharing
- on site bicycle parking provisions including the location of bicycle parking facilities and end of trip facilities
- on-site car parking provision and arrangements for access, loading and deliveries, including details of service vehicle movements
- impact of the delivery of infrastructure to meet the needs of the future population envisaged for the Homebush Precinct identified in the Parramatta Road Corridor Urban Transformation Strategy
- traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, bicycle, parking and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact.

10. Noise

The EA shall:

- identify the likely noise impacts and any acoustic measures required to ensure acceptable residential amenity noting the proximity to the electricity substation on adjoining land, railway corridor and surrounding busy roads
- in relation to railway noise, provide an acoustic assessment including:
 - continuous noise monitoring over a minimum period of two weeks at a location representative of noise exposure at all floors of the proposed development
 - the location of all monitoring sites used in the assessment
 - the relevant standards and formula relied upon to determine the calculated internal noise levels
 - consideration of land-use layout, building location and orientation to protect occupants from noise impacts from surrounding rail operations
 - consideration of noise impacts at the development from approved or proposed future changes to rail-related operations which are publicly available.

	<p>11. Contamination The EA shall address any potential contamination on the site and outline how the site is suitable for the proposed use in accordance with SEPP 55.</p> <p>12. Staging The EA must include details regarding how the modification affects the staging of the proposed development regarding the proposed modification.</p> <p>13. Drainage The EA shall address:</p> <ul style="list-style-type: none"> • drainage/ flooding issues associated with the development/ site, including stormwater and drainage infrastructure • the incorporation of Water Sensitive Urban Design measures • service demands for drinking water, wastewater and recycled water • the requirements of Sydney Water with regard to existing water, wastewater, stormwater mains or other assets. <p>14. Utilities The EA shall:</p> <ul style="list-style-type: none"> • address the existing capacity and requirements of the development for the provision of utilities • consider the compatibility of the proposal with existing Ausgrid infrastructure. <p>15. Affordable Housing</p> <ul style="list-style-type: none"> • The EA shall address the affordable housing requirements of the Parramatta Road Corridor Urban Transformation Strategy. <p>16. Public Benefit and Contributions Provide detail of any public benefit offer to be derived from the proposed modification and address Council's Section 94A Contribution Plan and/ or details of any Voluntary Planning Agreement.</p> <p>17. Statement of commitments The EA shall provide an updated statement of commitments relating to the proposed modification to the concept plan.</p>
Further consultation after 2 years	If you do not lodge a modification request and EA for the development within two years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EA.
Plans and Documents	<p>The EA must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>EP&A Regulation 2000</i>. Provide these as part of the EA rather than as separate documents.</p> <p>In addition, the EA must include the following:</p> <ul style="list-style-type: none"> • an existing site survey plan • a site analysis plan • a locality / context plan • building envelopes showing the relationship with proposed and existing buildings in the locality • architectural drawings (to a usable scale at A3) • plans, elevations, sections and photomontages clearly showing the proposed amendments compared to the concept approval • schedule of proposed gross floor area per land use • assessment against SEPP 65 and the ADG • shadow diagrams and solar analysis

	<ul style="list-style-type: none">• view analysis• public domain and landscape plan• traffic and transport assessment• new or updated stormwater concept plan• wind impact assessment• acoustic report• ESD statement• design and access statement• new or updated geotechnical report• new or updated contamination report• preliminary construction management plan, including a construction traffic management plan, construction noise and vibration management plan, construction waste management plan and cumulative impact of construction activities on other nearby sites• contributions framework• revised Statement of Commitments.
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