

I. INTRODUCTION

I.1 Overview

The land referred to as Columbia Precinct shown at Figures 1 and 2 contains a range of industrial and warehouse buildings that are essentially obsolescent and in need of redevelopment. The three owners David Lhuede P/L, Kennards P/L and Hai Phong Properties P/L have commissioned Mayoh Architects and CBHK Planning to establish the appropriate form of mixed use redevelopment of the lands detailed in this report. The project Capital Investment Value ('CIV') will be well in excess of \$100 million, thereby qualifying the project for consideration by the Department of Planning as a Major Project pursuant to Part 3A of the Environmental Planning & Assessment Act.

An initial meeting with Departmental planners generated their response asking that the following occur:-

- (i) that a formal request be made that the Department form an opinion that the proposed development constitutes a Part 3A Major Project;
- (ii) that the Minister also be requested to authorise a Concept Plan for the proposal (if required) and the issuance of the Director-General's Environmental Assessment Requirements;
- (iii) that these requests be supported by a Preliminary Environmental Assessment ('PEA') of the site and the development proposal, providing details of the project, its site and CIV (with QS's Certificate) and summarising key issues associated with the proposal;

This was done and the Preliminary Environmental Assessment Report was submitted to the Department in August 2010, covering (i) to (iii) above⁽¹⁾.

⁽¹⁾ CBHK P/L with Mayoh Architects, Part 3A Major project application for mixed-use development, Columbia Precinct, Preliminary Environmental Assessment, July 2010.

The Department of Planning issued the Major Project and Concept Plan Declarations in October 2010 and the Director-General's Requirements (DGR's) for the Environmental Assessment were issued in November – see documents at Attachments A and B. This report represents the Environmental Assessment required by the Director-General in accordance with the DGR's and incorporating the team's response to the Department's letter of 4 October 2011 dealing with their Test of Adequacy (see Attachment H).

1.2 The Proponent

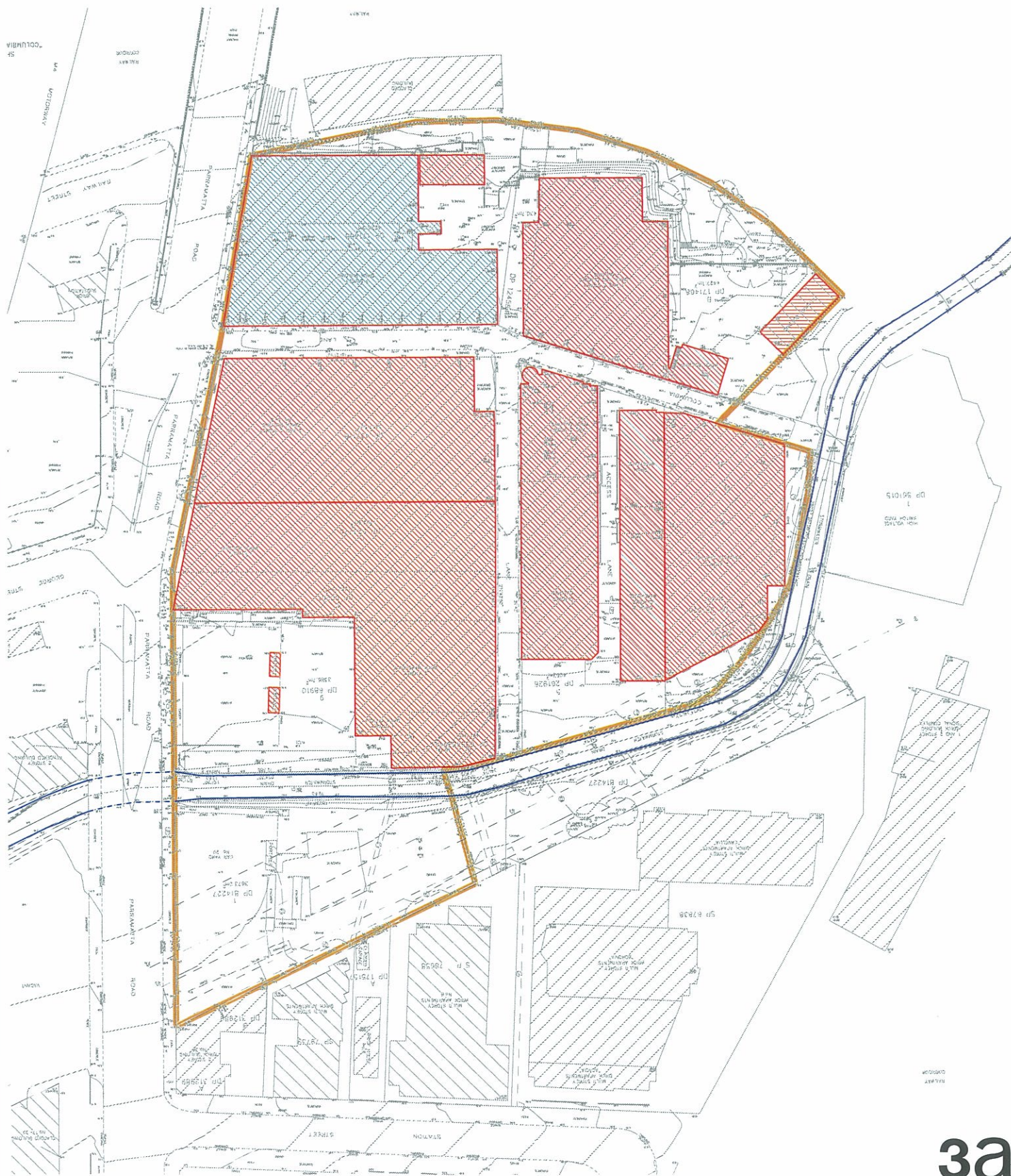
The proponent is referred to as the Columbia Precinct Consortium, a joint venture vehicle set up between the three landowners David Lhuede Pty Ltd ('DLP/L'), Kennards Self-Storage Pty Ltd ('KSSP/L'), and Hai Phong Properties Pty Ltd ('HPPP/L'). Their respective land-holdings are depicted at Figure 3.

1.3 The Proposed Development

It is proposed to redevelop the whole of the Columbia Precinct lands in mixed use development consistent with the lands' current zoning under the deemed Strathfield Instrument, the Strathfield PSO. The proposal involves street-activating commercial, retail, community and service uses totalling some 23,000m² in all at the lower levels, with residential buildings above, containing a total of 6-700 units in some 60,000m² residential GFA. The full development mix here proposed is as follows:-

Residential units	-	Approx. 650units/60,000m ² GFA
Commercial	-	4540m ² GFA (incl. 1540m ² Kennard's admin)
Retail and showrooms	-	4800m ² GFA (incl. 1300m ² neighbourhood retail)
Self-storage (Kennards)	-	12700m ² GFA
Community uses	-	920m ² GFA

Stepping up away from Parramatta Road, the Concept Plan design provides generous building separation, generous allocation of open and public spaces, a range of commercial and community facilities and services, and strong pedestrian permeability. Close consideration has been given in the project design to achieve sensible massing



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arrangement and good relationship to public spaces (including Parramatta Road) as well as to nearby buildings.

The proposed open space fronting the south side of Parramatta Road is capable of physical linkage by pedestrian overbridge with the Powells Creek Corridor Open Space on the northern side of Parramatta Road, and with the balance of the Columbia Precinct lands on the eastern side of the stormwater canal. This 3673m² parcel of proposed open space will be dedicated to Council under Section 94 of the Act as part of the development proposal after due process, and will enable pedestrian connection through to Station Street and Homebush station via the existing right-of-footway easement accessed through the adjoining Lot 2/814227 which is also zoned 6(d) Proposed Open space. A pedestrian/cycle link will also pass through the Columbia Precinct to its south-eastern corner, to accommodate the possibility of ultimately leading through the adjoining RailCorp land and on to the Strathfield Town Centre, should that possibility ever arise.

The preliminary proposal design yields a Floor Space Ratio (based on private lands only, not roadways) of around 2.8 to one, some 72% in residential floorspace and the balance in retail, community and commercial uses including additional Kennards Self Storage facility and the possible continued site presence of office space for David Lhuede P/L and Hai Phong Properties P/L as well. The residential component is expected to yield around 650 units, though dependant upon ultimate unit size and mix. High standards of contemporary design have been followed, not just SEPP 65 principles and criteria, but BASIX, energy efficiency and ESD as well, as documented in this Concept Plan application.

1.4 Purpose and Structure of this Report

The purpose of this document is summarised at Section 1.1 above. The report is structured as follows:-

- Chapter 2 - Subject Land and Physical Context
- Chapter 3 - Project Concept and Design Rationale

Chapter 4 -	Planning Context
Chapter 5 -	Issues and Impacts
Chapter 6 -	Statement of Environmental Commitments
Chapter 7 -	Findings and Conclusions
Attachments -	Various information from Government authorities
Annexures -	Key support documentation prepared by other Study Team members, mostly provided under separate cover.

1.5 The Director-General's Requirements

The study requirements issued by the Director-General for this Environmental Assessment (the DGR's) are appended at Attachment B to this Report. Topic areas covered by the DGR's and discussed in the body of this Report as scheduled at Attachment F, include the following:-

1. Relevant EPI's, policies and guidelines to be addressed;
2. Built form analysis/views;
3. Urban design considerations;
4. SEPP65 Residential Design Quality;
5. Environmental and residential amenity (see also previous three issues);
6. Transport and accessibility;
7. Carparking provision;
8. Landscaping;
9. Public domain improvements and activation;
10. Retail/commercial economic considerations;
11. ESD performance;
12. Utilities;
13. Ground water issues;
14. Drainage;
15. Contributions, monetary or in-kind;
16. Site conditions/fit-for-use;
17. Noise and vibration;
18. Consultation;
19. Staging;
20. Statement of Commitments.

I.6 Acknowledgements

The assistance, advice and constructive comments contributed by a number of persons involved in the consultation process have been taken into account in the course of preparing this Report and are gratefully acknowledged. These have included (but are not limited to) Council strategic and development control officers, DoP planners, personnel at RailCorp, Sydney Water, Integral Energy, the RTA and the Ministry of Transport, and members of the public who responded to the invitation on the Columbia Precinct web-page to make their views known to the project team. See Attachments D and E to this report.