

## 2. DEVELOPMENT LAND AND ITS CONTEXT

### 2.1 The Project Site

The subject land referred to as Nos. 2-20 Parramatta Road and 11-13 Columbia Lane located as shown at Figures 1 and 2 preceding, has a Real Property Description as follows:-

Lot 9	-	in Deposited Plan 68910	- Lhuede
Lot 8	-	in Deposited Plan 60261	- Lhuede
Lot 1	-	in Deposited Plan 523775	- Lhuede
Lot 1	-	in Deposited Plan 437118	- Lhuede
Lot 2	-	in Deposited Plan 635483	- Lhuede
Lot 1	-	in Deposited Plan 814227	- Lhuede
Lot 5	-	in Deposited Plan 261926	- Hai Phong
Lot 1	-	in Deposited Plan 124584	- Kennards
Lots A&B	-	in Deposited Plan 171468	- Kennards
Lot 4	-	in Deposited Plan 261926	- Lhuede

The land is burdened by several encumbrances, including rights-of-carriageway, drainage easements and electricity easements. It also includes certain Council-owned public roadway land which does not have Title (known as Columbia and Railway Lanes), on which no buildings are proposed and which will remain public land. See survey drawings at Annexure 2. *[It is noted that the N-S proposed road 9(a) land shown on the composite zoning map at Figure 5 overpage passes through existing buildings and does not respect existing cadastre nor ownership patterns].*

The Columbia Precinct site has:

- major frontage to Parramatta Road of some 310 metres on the site's northern side of the site
- irregular frontage of some 230 metres to SRA land on its east/south-eastern side
- irregular frontage of some 350 metres to the electricity substation and stormwater channel to the south and south-western side of the site

- 115 metre boundary with residential and commercial buildings to the western side, leading back to Parramatta Road.

Total site area (excluding public roadway) is some 29,666 square metres, in the following ownership or related entity (see Figure 3 earlier):-

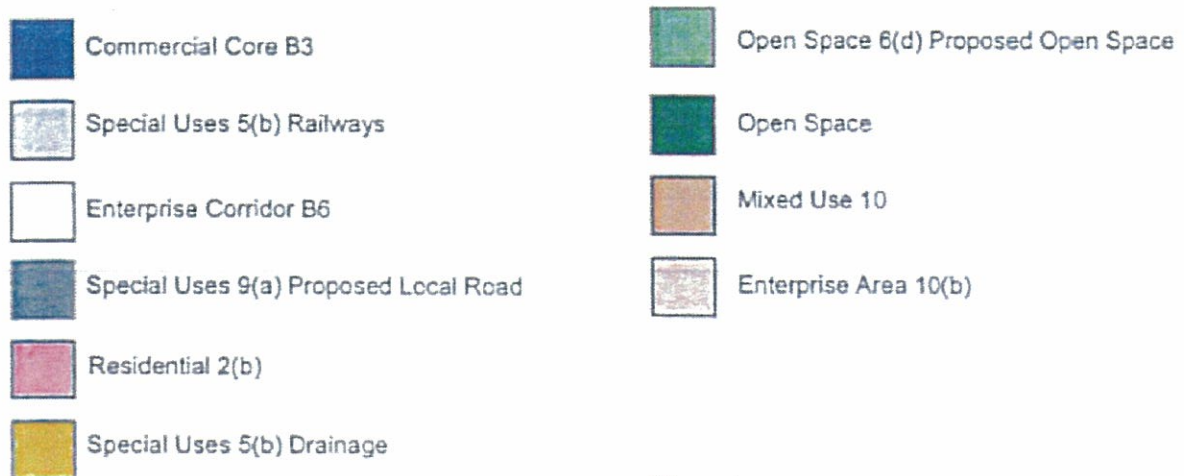
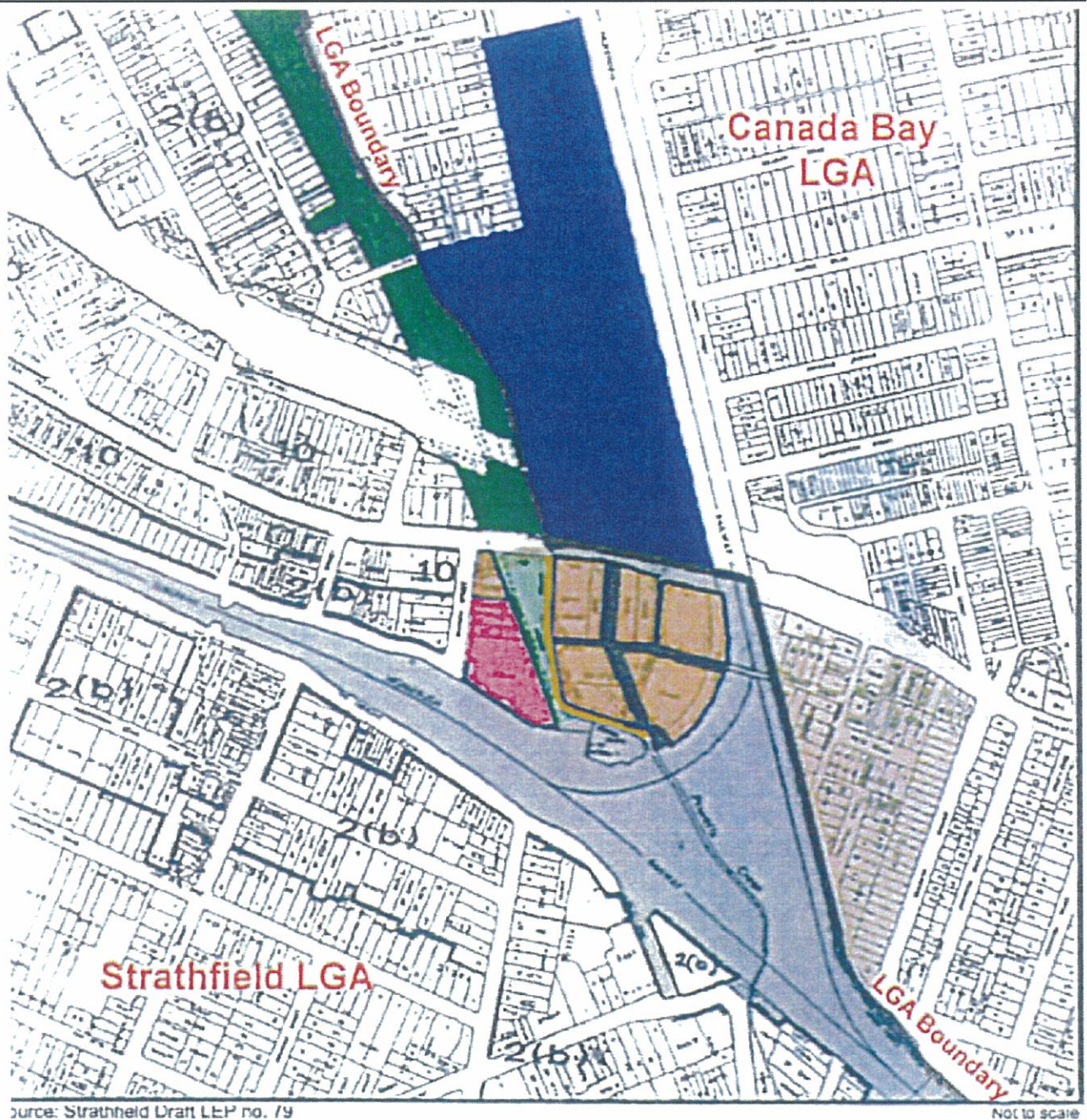
David Lhuede Pty Ltd	-	16,530m <sup>2</sup>
Kennards Self-Storage Pty Ltd	-	9,084m <sup>2</sup>
Hai Phong Properties Pty Ltd	-	<u>4,052m<sup>2</sup></u>
Total	-	29,666m <sup>2</sup>
Strathfield Council (roads)	-	2213m <sup>2</sup> (est.)

## 2.2 The Land and its Improvements

The project land is largely level, falling only some 2 metres from north to south and 2-3 metres from east to west (also falling about 2 metres towards the east along the eastern section of Parramatta Road frontage to proceed eastwards beneath the railway bridge). The land is almost wholly developed and sealed (see aerial photography at Figure 2) mostly with buildings and otherwise with pavement. Existing buildings are primarily large floorplate older substantial warehouse-style structures of one to three storeys, dominated by the Kennards Self Storage building in the land's north-eastern corner. The site is used for a variety of purposes in addition to self-storage, including archive storage, automotive mechanical and smash repairs, car storage, warehousing, car sales yards, and vacant floorspace. Further detail on the background to the site's use can be found in the comprehensive heritage report prepared by Noel Bell Ridley-Smith + Partners and forming part of this Environmental Assessment.

Total building floorspace on the land today is estimated by Mayoh Architects at some 32,600 square metres GFA, representing an existing Floor Space Ratio (excluding public-owned land and stormwater channel) at over one to one. No building has any particular redeeming architectural appearance, (see photographs at end of chapter), none is considered to possess any heritage significance, and none is listed as such. With the exception of Kennards' large masonry building fronting Parramatta Road, all of the





Zoning of Surrounding Land



Columbia Precinct buildings are either near or beyond their physical and commercial life, and are therefore for all intents and purposes effectively obsolescent.

### 2.3 Site Access

All access to the subject lands is obtained either directly off Parramatta Road or from Columbia and Railway Lanes, both public roads, which also provide the only public road access through to the RailCorp land to the south-east bounded by existing railway lines. Those roads can remain in public ownership if Council wishes.

### 2.4 Local Context

The map over page shows the site within its localised context, illustrating:-

- the dominant east-west elements of the highway and M4 motorway
- the proximity of Homebush Station to the south-west
- the Powells Creek open space corridor heading off to the north-west towards Sydney Olympic Park, also offering the opportunity to be extended south down the western part of the subject land
- the east-west and north-south rail lines adjacent the Precinct lands
- the RailCorp maintenance land to the south-east and the adjacent electricity sub-station
- Bakehouse Quarter north across the highway and M4 motorway
- the strong banding of commercial activities east and west of the subject land along the Parramatta Road corridor
- the ample separation from residential flat buildings constructed in the vicinity of the site
- the greater separation from any lower-density residential areas nearby.

The further maps following, show that information in somewhat greater detail, in particular the extent of residential flat development occurring in the area, in Canada Bay as well as Strathfield Local Government Areas, reflecting the area's strong locational attributes and its excellent proximity to public transport services.



LEGEND

- ARTERIAL ROAD & MOTORWAY
- RAIL LINE
- TRAIN STATION
- PARKLANDS / RECREATION
- COMMERCIAL CENTRE
- SCHOOL



B	ENVIRONMENTAL ASSESSMENT ISSUE	15-06-11
A	CONCEPT PLAN DRAFT SUBMISSION	06-07-11
Issue	Revised Draft Submission	Date

DD MAYOCH PTY LTD

DAVID LIJUEDE PTY LTD  
KENNARDS SELF-STORAGE PTY LTD  
HAI PHONG PROPERTIES PTY LTD

Context & Analysis  
DISTRICT CONTEXT

CONCEPT PLAN APPLICATION FOR:  
columbia precinct  
regeneration

200 Parramatta Road & 11-13 Columbia Lane, Homebush NSW

Scale: 1:2500  
Date: 08/14

Consult: PH  
Drawn: TL, TT  
Date: AC.02  
Sheet: B



NOTE:

ALL VEHICLES ENTER  
SITE FROM PARRAMATTA  
ROAD.

ACCESS TO SUBSTATION  
AND RAILWAY LAND TO  
SOUTHWEST IS VIA  
COLUMBIA LANE

**NOTE:**

ALL VEHICLES ENTER  
SITE FROM PARRAMATTA  
ROAD.

ACCESS TO SUBSTATION  
AND RAILWAY LAND TO  
SOUTHWEST IS VIA  
COLUMBIA LANE

Issue	Amendment Description	Date
3	ENVIRONMENTAL ASSESSMENT ISSUE	18-09-11
4	CONCEPT PLAN DRAFT SUBMISSION	05-02-11

[illegible]

DAVID LHUEDE PTY LTD  
KENNARDS SELF-STORAGE PTY LTD  
HAI PHONG PROPERTIES PTY LTD

## Context & Analysis SITE ACCESS

Project \_\_\_\_\_

CONCEPT PLAN APPLICATION FOR :

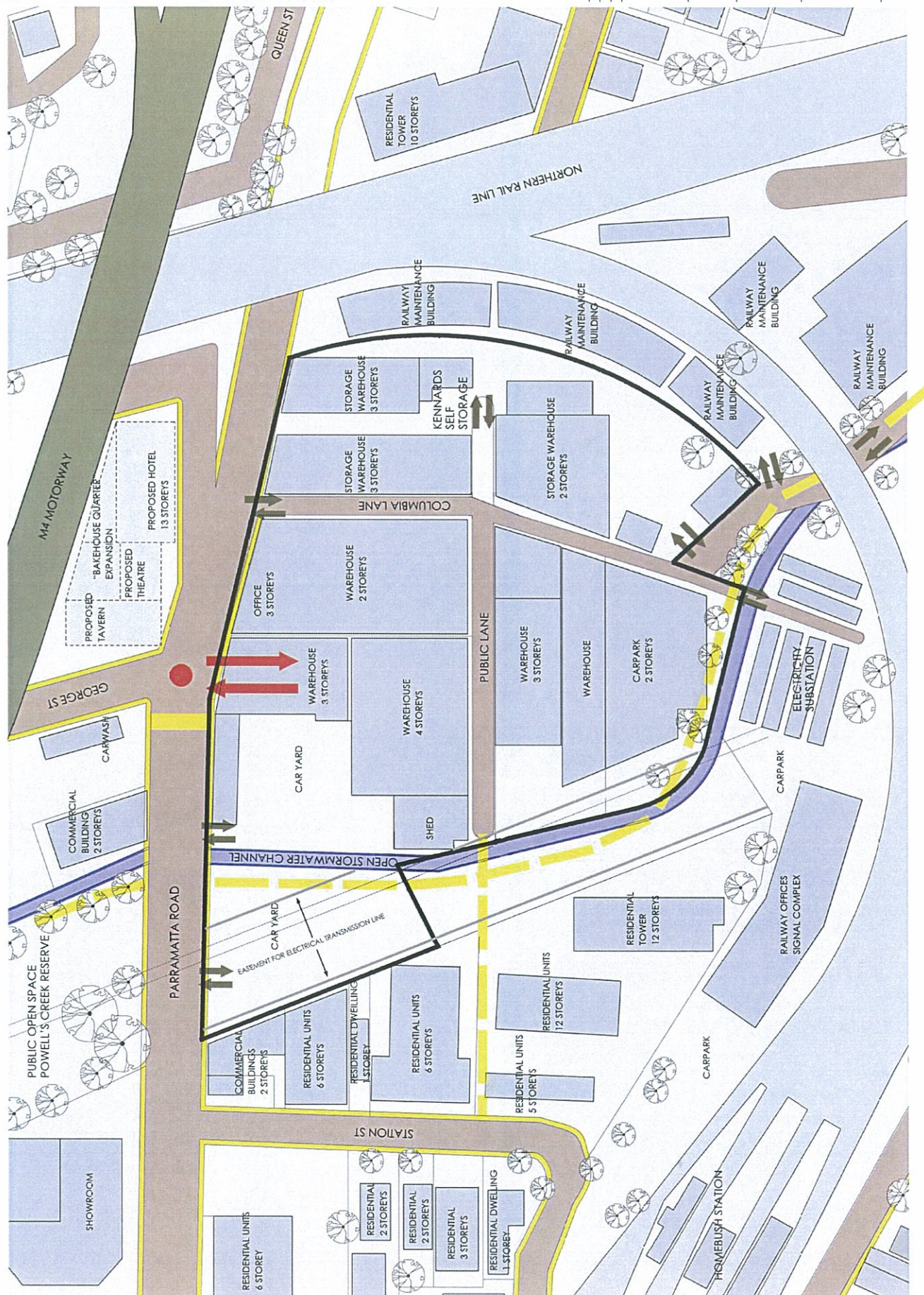
columbia precinct  
regeneration  
HOMELUSH

Two North	Grade: NTS	Job No: 0834
-----------	------------	--------------



Contour PH      Drain TL, TT      Issue B  
 Drawn AC.09

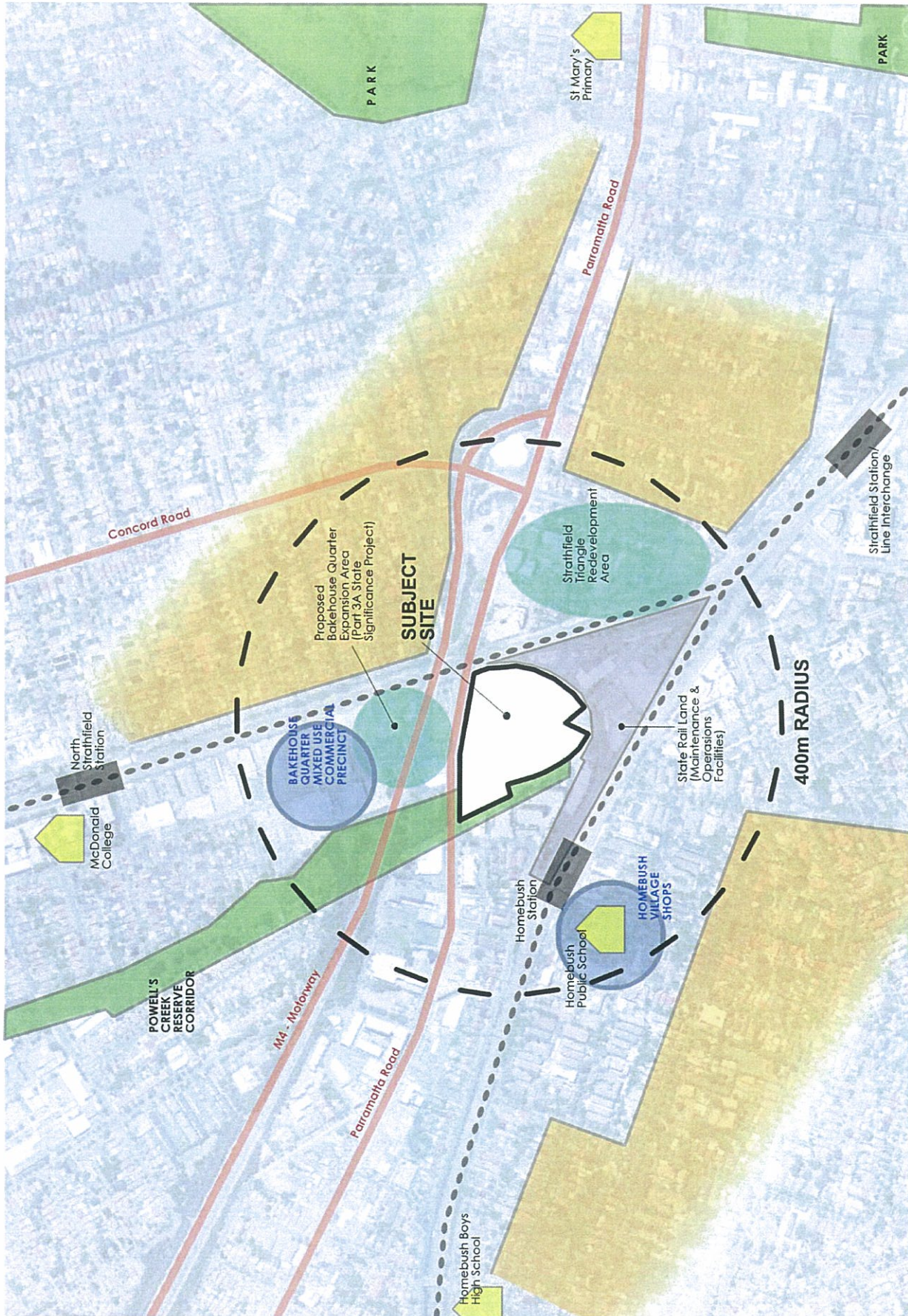
AC.09 B





LEGEND

- ARTERIAL ROAD & MOTORWAY
- RAIL LINE
- TRAIN STATION
- PARKLANDS / RECREATION
- EXISTING MIXED COMMERCIAL AREA
- SCHOOL
- NEIGHBOURING LOW-DENSITY RESIDENTIAL



B	ENVIRONMENTAL ASSESSMENT ISSUE	16/03/21
A	CONCEPT PLAN DRAFT SUBMISSION	04/03/21
Next	Assessment Outcome	Date

**PD MAYOR PTY LTD**  
2000 Pacific Highway, Suite 200, North Sydney, NSW 1585  
1800 000 000  
www.pdmayor.com.au  
A COMMITMENT TO EXCELLENCE

**CLIENTS**  
DAVID LUIHUEDE PTY LTD  
KENNARDS SELF-STORAGE PTY LTD  
HAI PHONG PROPERTIES PTY LTD

**Context & Analysis**  
NEIGHBOURHOOD CONTEXT

**Project**  
CONCEPT PLAN APPLICATION FOR:  
**columbia precinct regeneration**  
111-113 Columbia Lane, Homebush NSW  
2007 Paramatta Road & 111-113 Columbia Lane, Homebush NSW

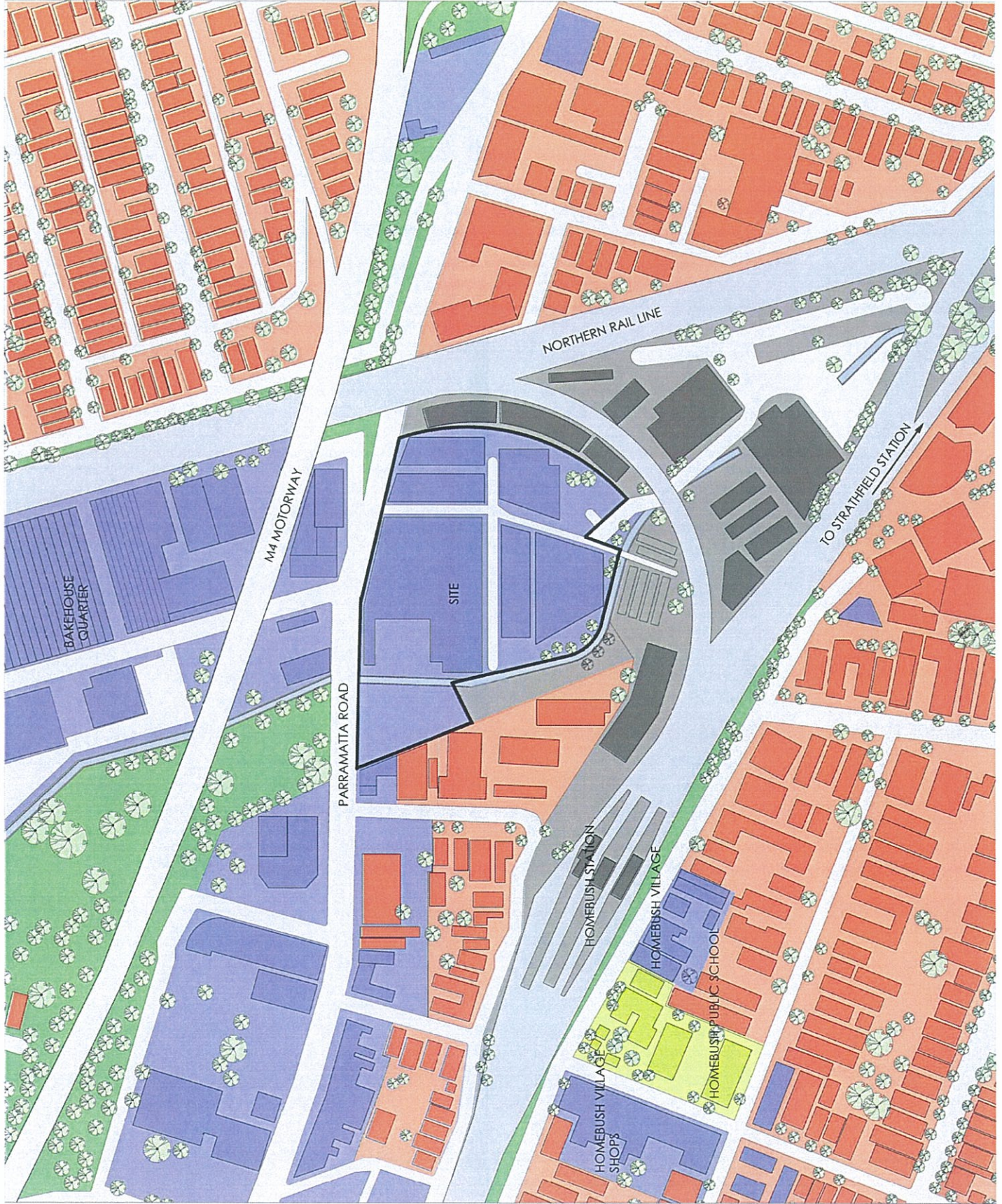
Scale: 1:15  
Sheet No: 0034



FOR INFORMATION ONLY

LEGEND

- SITE PERIMETER
- RESIDENTIAL / MIXED-USE RESIDENTIAL
- COMMERCIAL / LIGHT INDUSTRY
- INFRASTRUCTURE
- SCHOOL
- RECREATION / GREEN SPACE



ENVIRONMENTAL ASSESSMENT TITLE	14/03/11
CONCEPT AND SCHEME DEVELOPMENT	24/01/11
DATE	24/01/11

**PD MAYOR PTY LTD**  
**MAYOR**  
 ARCHITECTS  
 10/100 PARRAMATTA ROAD, SYDNEY NSW 2150  
 TEL: (02) 9610 1000 FAX: (02) 9610 1001  
 WWW.MAYORARCHITECTS.COM.AU

**DAVID LUEDE PTY LTD**  
**KENNARDS SELF-STORAGE PTY LTD**  
**HAI PHONG PROPERTIES PTY LTD**

**Context & Analysis**  
**EXISTING LAND USE**

Project  
 CONCEPT PLAN APPLICATION FOR:  
**columbia precinct**  
 regeneration  
 20/20 Parramatta Road & 11-13 Columbia Lane, Homebush NSW

True North Scale: 1:500  
 Date: 08/04/11  
 Drawn: PH  
 Checked: TL, JT  
 Date: 08/04/11  
 Author: B  
 AC.05



FOR INFORMATION ONLY

- LEGEND**
- SITE PERIMETER
  - 9-14 STOREY
  - 5-8 STOREY
  - 3-4 STOREY
  - 1-2 STOREY

PART 3A PROPOSAL  
BY OTHERS

DAAPPROVED  
(NOT BUILT)

NORTHERN RAIL LINE

M4 MOTORWAY

PARRAMATTA ROAD

SUBJECT SITE

HOME BUSH STATION

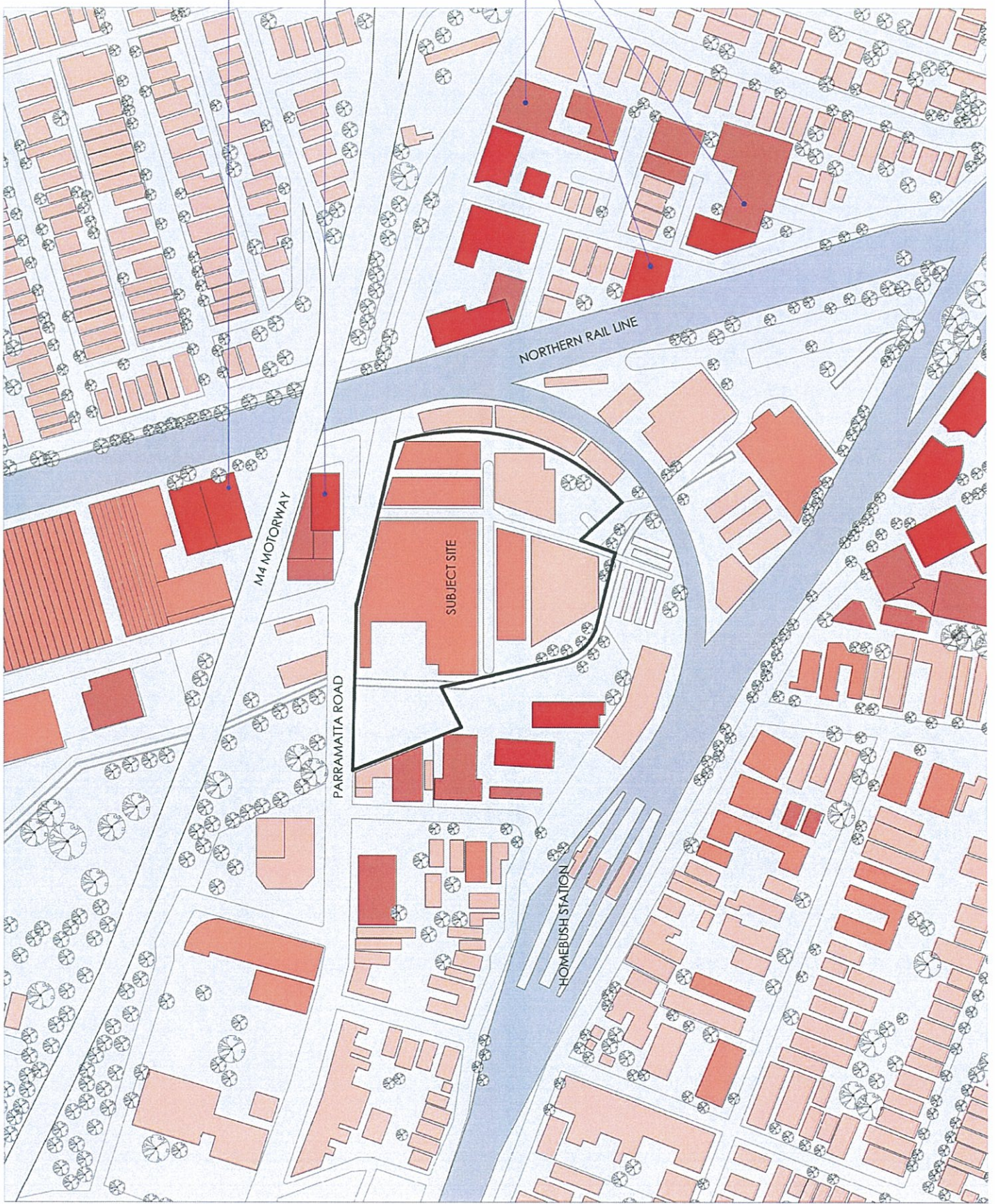
B	ENVIRONMENTAL ASSESSMENT ISSUE	10/04/11
A	CONCEPT PLAN/STAFF SUBMISSION	10/04/11
Rev	Amendment/Description	Date

**PD MAYOR PTY LTD**  
DAVID LUEDE PTY LTD  
KENNARDS SELF-STORAGE PTY LTD  
HAI PHONG PROPERTIES PTY LTD  
ARCHITECTS

**Context & Analysis**  
**EXISTING BUILDING HEIGHTS**

CONCEPT PLAN APPLICATION FOR:  
**columbia precinct**  
regeneration  
200 Parramatta Road & 11-13 Columbia Lane, Homebush NSW

Project: 0934  
Scale: NTS  
Client: PH  
Design: AC.06  
Date: 10/04/11  
Drawn: TL, TT  
Check: B



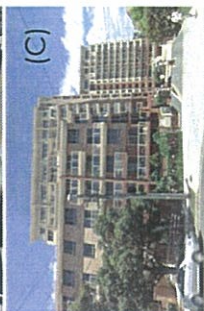




(A) 4 STATION ST. HOMEBUSH  
APPROX SITE AREA: 1 150sqm  
MAX HEIGHT (STOREYS): 6  
APPROX FSR: 3.5



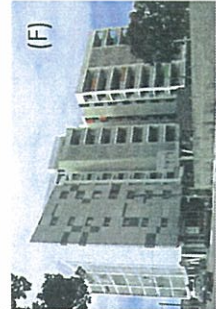
(B) 8 - 12 STATION ST.  
HOMEBUSH  
APPROX SITE AREA: 2 280sqm  
MAX HEIGHT (STOREYS): 6  
APPROX FSR: 2.9



(C) 14 - 16 STATION ST.  
HOMEBUSH  
APPROX SITE AREA: 7 500sqm  
MAX HEIGHT (STOREYS): 12  
APPROX FSR: 2.8



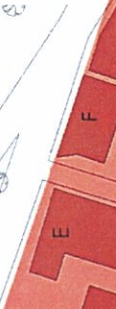
"STRATHFIELD TRIANGLE"  
APPROVED TO DATE  
(D) 1 - 3 CLARENCE ST. STRATHFIELD  
APPROX SITE AREA: 4 600sqm  
MAX HEIGHT (STOREYS): 6 - 10  
APPROX FSR: 3.6



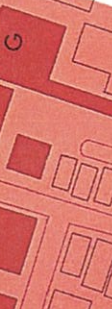
(F) 39 COOPER ST. STRATHFIELD  
APPROX SITE AREA: 2 400sqm  
MAX HEIGHT (STOREYS): 9  
APPROX FSR: 3.6



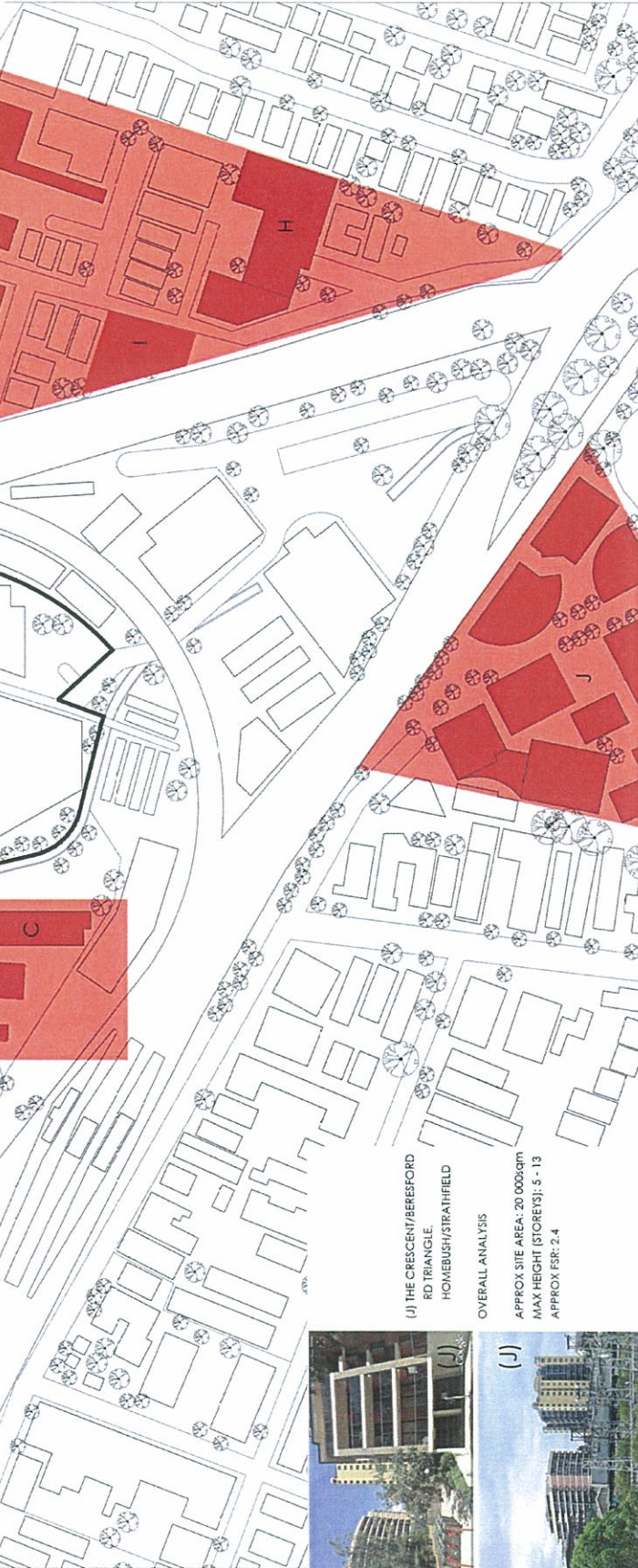
(G) 16-24 PARRAMATTA RD. STRATHFIELD  
(DA APPROVED IN CONSTRUCTION)



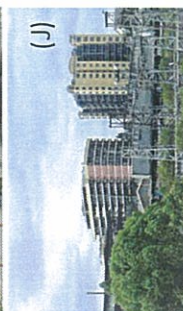
(H) 11 CHAPMAN ST. STRATHFIELD  
(DA APPROVED UNBUILT)  
APPROX SITE AREA: 5 780sqm  
MAX HEIGHT (STOREYS): 10  
APPROX FSR: 2.4



(I) 32 - 34 COOPER ST.  
STRATHFIELD  
APPROX SITE AREA: 1000sqm  
APPROX FSR: 3.6



(J) THE CRESCENT/BERESFORD  
RD TRIANGLE  
HOMEBUSH/STRATHFIELD  
OVERALL ANALYSIS  
APPROX SITE AREA: 20 000sqm  
MAX HEIGHT (STOREYS): 5 - 13  
APPROX FSR: 2.4



B	ENVIRONMENTAL ASSESSMENT	DATE	18/03/15
A	CONCEPT PLAN/ANALYSIS	DATE	04/03/15
C	REVISED CONCEPT PLAN/ANALYSIS	DATE	

**PD MAYOR PTY LTD**  
ARCHITECTS  
200 PARRAMATTA ROAD, 11-13 COLUMBIA LANE, HOMEBUSH NSW 1510  
PH: (02) 9550 1111  
WWW.MAYORARCHITECTS.COM.AU

**DAVID LUIE PTY LTD**  
KENNARDS SELF-STORAGE PTY LTD  
HAI PHONG PROPERTIES PTY LTD

**Context & Analysis**  
ADJACENT RESIDENTIAL  
DEVELOPMENTS

**CONCEPT PLAN APPLICATION FOR:**  
**columbia precinct**  
regeneration  
HOMEBUSH  
200 Parramatta Road & 11-13 Columbia Lane, Homebush NSW

Drawn: NTS  
Scale: 1:500  
Date: 08/04

Checked: PH  
Drawn: TL, TT  
Date: 08/04  
Scale: 1:500  
Author: B  
Project: AC.07







1. VIEW OF PARRAMATTA RD, FRONTAGE LOOKING SOUTH - WEST



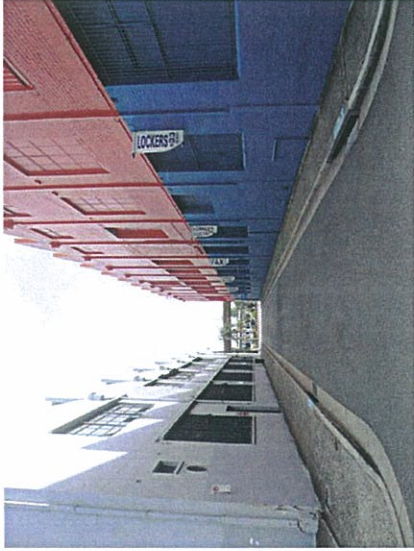
2. VIEW OF PARRAMATTA RD, FRONTAGE LOOKING SOUTH



3. VIEW LOOKING SOUTH-EAST FROM PARRAMATTA RD



4. VIEW FROM STORMWATER CHANNEL LOOKING SOUTH



5. VIEW FROM COLUMBIA LANE LOOKING NORTH



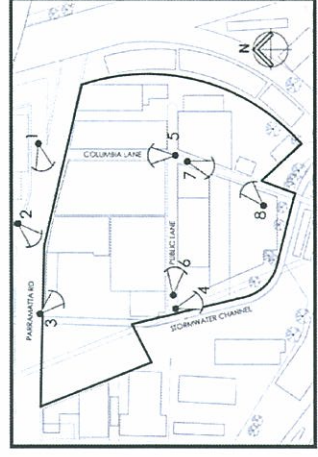
6. VIEW FROM PUBLIC LANE LOOKING EAST



7. VIEW LOOKING SOUTH ALONG COLUMBIA LANE



8. VIEW LOOKING NORTH-EAST OVER COLUMBIA LANE









## 2.5 Site Conditions

As noted in Part F of the Executive Summary, WSP Environmental has prepared an EA Report on their Preliminary Contamination and Geotechnical Investigations for Columbia Precinct to cover Item #16 in the Director-General's EA Requirement found at Attachment B at the rear of this Report. Designed to address the suitability of the site's soil, groundwater and geotechnical attributes for the proposed mixed-use development, a number of investigations were undertaken and a range of findings derived. More detailed work will be required, in particular for the development of a Remedial Action Plan, as detailed in the WSP report. The key conclusion of their preliminary study is that (their opinion is) "*...that the contamination and geotechnical condition of the site represents a low risk to the proposed residential and commercial redevelopment...*" and that "*...the site is suitable for the proposed use, subject to the results of further detailed testing outlined above, and the development and implementation of the Remediation Action Plan.*" This would also be guaranteed by Consent condition.