

The Concept Masterplan (shown at the two Figures overpage) utilises lower built form fronting Parramatta Rd (including the retention of the existing Kennards warehouse building there) to relate to the heights of recent and existing developments along the southern edge of Parramatta Rd both to the east of the site (up to 10 storeys) and west (up to 6 storeys), and so not create an overbearing bulk in its most prominent public face to the highway.

The proposed building heights and mass are positioned so that no significant shadow is cast on surrounding residential property throughout the whole year. The two 21 storey towers at the southern end of the site cast shadow only over railway land and public streets, and the project concept has been purposely designed that way.

The buildings have been consciously positioned and designed to that height, based on their environmental performance for the residential units accommodated within the towers as well as their environmental impact on the surrounding land, in particular surrounding residential development. By accommodating tall buildings on the site, significant public space and neighbourhood facilities are available as part of the overall proposal.

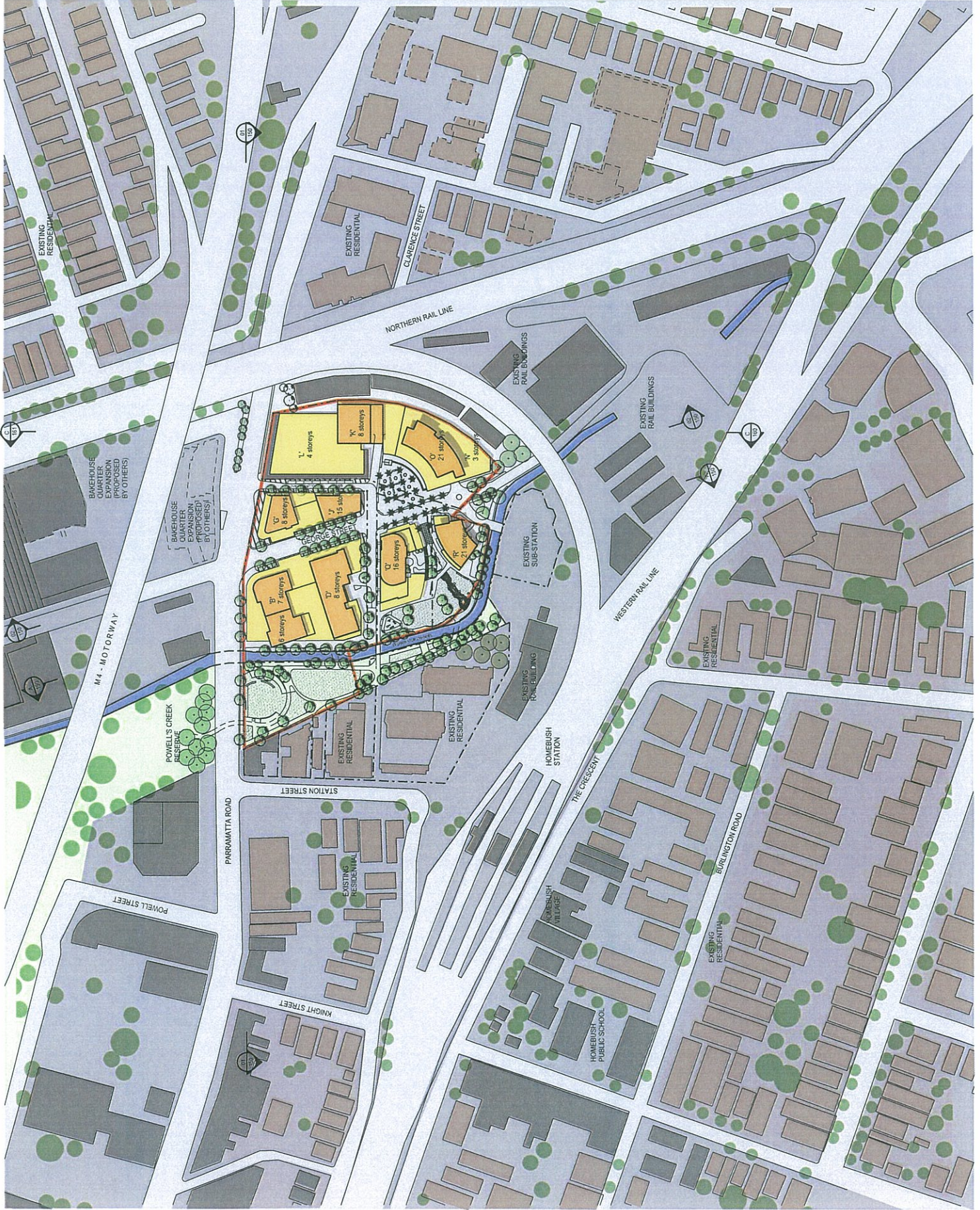
The two tallest towers together do not overshadow either proposed or existing residential buildings and are oriented such that the primary outlook from these buildings would be from north-east to north-west, minimising overlooking of surrounding existing residential properties. Their position creates a large setback from any public road not already within the general site boundary, minimising views of the towers as 'stand alone' tall buildings. Views of these towers from public space 'off site' would be that of somewhat (but not notably) taller buildings within an existing surrounding context of 10-12 storey residential buildings.

Arrangement of Uses - The floorspace of the proposal is approximately 72% residential (c.650 units in a mix of studios, one, two and three bedroom, possibly including a small component of serviced apartments), and 28% mixed retail/commercial and community facilities, at a total FSR of the order of 2.8 to one. The mixed neighbourhood businesses utilise the ground level (and possibly part of the first floor), and would include convenience retailing, commercial offices, entertainment, leisure,

FOR INFORMATION ONLY

COLOUR LEGEND:

- EXISTING RESIDENTIAL
- EXISTING NON-RESIDENTIAL
- PROPOSED MIXED USE
- SITE PERIMETER



B ENVIRONMENTAL ASSESSMENT SCALE 15-20/11

A CONCEPT PLAN AND MASTER PLAN 20/11

Client: PD MAYO PTY LTD

David Mayo Pty Ltd

Kenaros Self Storage Pty Ltd

Hai Phong Properties Pty Ltd

Indicative Design

Master Plan in Context

Project: Concept Plan Application for:

columbia precinct regeneration

20/11 Paramatta Road & 11/11 Columbia Lane, Homebush NSW

Scale: 1:2500 @ A3

Date: 08/24

North Arrow

Client: PD

Design: TL, TT

Drawn: A.001

Sheet: B

COLOUR LEGEND :

- PROPOSED BUILDING (PODIUM & RESIDENTIAL TOWER)
- EXISTING RESIDENTIAL
- EXISTING NON-RESIDENTIAL
- PROPOSED PARK / SOFT LANDSCAPE AREA
- PROPERTY BOUNDARIES
- SITE PERIMETER



B	ENVIRONMENTAL ASSESSMENT ISSUE - SILE PLUMMER HIGHLIGHTED - KENNAWAS EXISTING STORAGE HIGHLIGHTED	13-19-11
A	CONCEPT PLAN DRAFT SUBMISSION	05-03-11
Issue	Amendment Description	Date

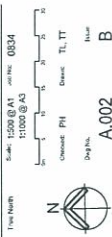
MAYOH
ARCHITECTS

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HAI PHONG PROPERTIES PTY LTD

Indicative Design
SITE PLAN

Project
CONCEPT PLAN APPLICATION FOR :
columbiaprecinct
regeneration
MURRAY BUSBY
2-20 Parramatta Road & 11-13 Columbia Lane, Homebush NSW



health, and food industry premises. The substantial Kennards self-storage building fronting Parramatta Road will be refurbished and altered for Kennards' continued use, along with new Kennards building away from the frontage. Mayoh plan AC.14A in the Executive Summary, identifies the extent of Kennards' Parramatta Road building to be retained, with all others proposed to be demolished.

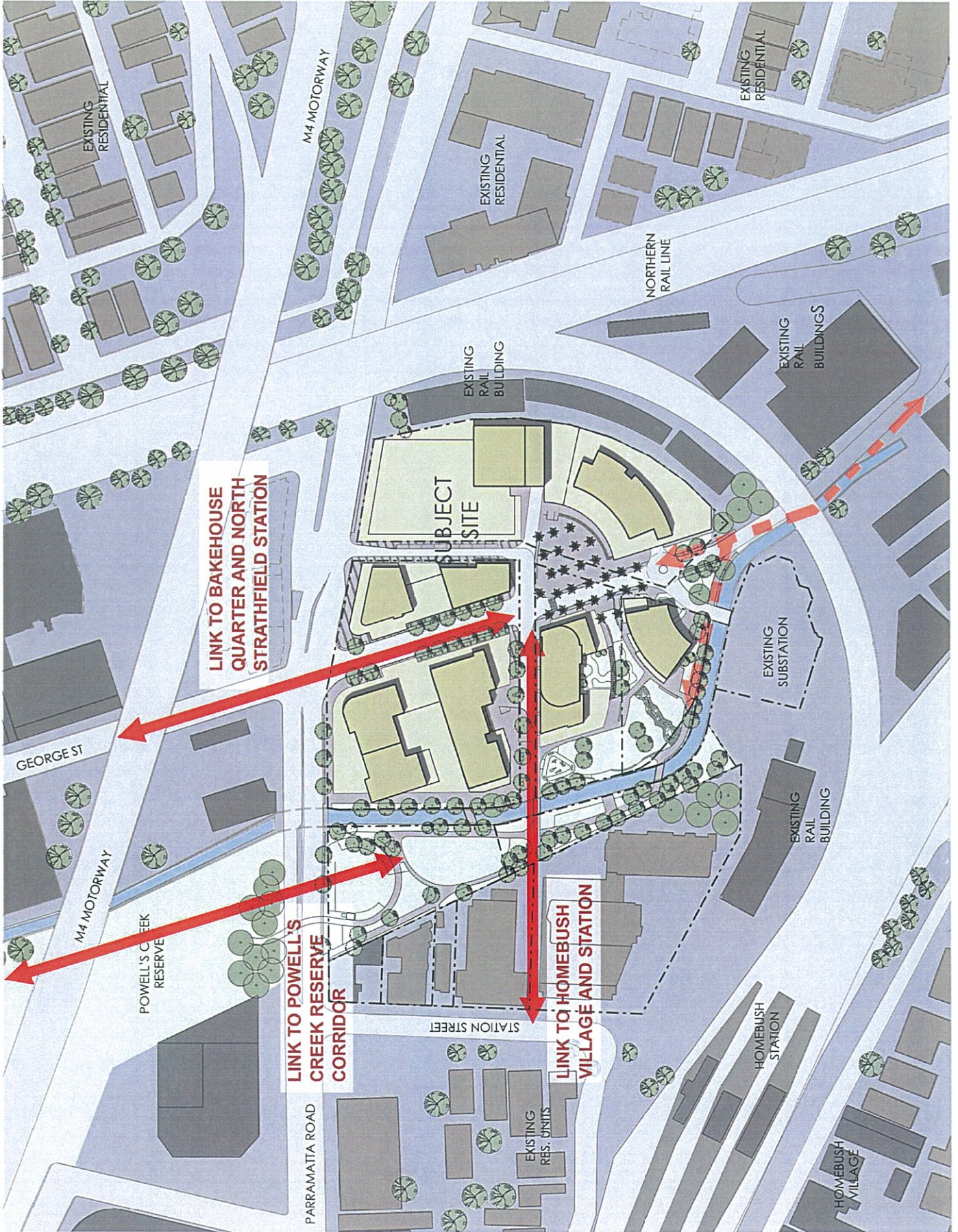
The business and community facilities are located to activate and interact with the proposed new public spaces including the southward extension of George Street, the new neighbourhood square and the new park areas. These facilities would service the new population brought in by this development along with other new residential developments in the surrounding areas to the east, west and south in particular. The non-residential portion of the project is expected to complement the mixed commercial premises of the Bakehouse Quarter on the opposite side of Parramatta Rd north up George Street.

Residential units are located above retail/community/commercial premises, maximising solar access, natural ventilation, privacy, outlook and passive surveillance over the new public spaces. Additionally, the residential areas can utilise the rooftops of the commercial spaces as landscaped common residential open space, as shown by the Landscape Masterplan prepared by Site Image.

The development concept accommodates a retained and extended Kennards Self Storage facility on Parramatta Road across three levels – Ground and three above – with a new taller Kennards admin building behind. The ground level of the storage facility is potentially to be fronted by small-scale convenience retail and restaurant/café uses opening up to Columbia Lane and the proposed new neighbourhood square. The Kennards Self Storage shopfront has access to Columbia Lane. The extended storage areas and administration areas are to be contained behind this ground level retailing and on four levels above three new parking levels for Kennards admin and visitors. The modified and extended new Kennards facility accounts for approximately two-thirds of the total commercial space proposed across the whole site providing an 'in-place' business continuing to occupy the site and expanding on it as soon as construction is complete.

LEGEND

- POTENTIAL SHORT-TERM NEW LINK TO SURROUNDING AREAS
- POTENTIAL LONG-TERM LINK TO STRATHFIELD TOWN CENTRE



B	ENVIRONMENTAL ASSESSMENT ISSUE	15-10-11
A	CONCEPT PLAN DRAFT SUBMITTAL	04-01-11
Rev	Amendment Description	Date

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 1510 0400 0000
 1510 0400 0000
 1510 0400 0000

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 KENNARDS SELF-STORAGE PTY LTD
 HAI PHONG PROPERTIES PTY LTD

Design Principles
 PEDESTRIAN & CYCLE LINKS

columbiaprecinct regeneration
 2/207 Parramatta Road & 11-13 Columbia Lane, Homebush NSW



Linkages - The development concept is designed with the opportunity to optimise the use of pedestrian connections to Homebush Station and Homebush Village via Station Street and the pedestrian overpass at the Station platform (see AP04B following). Existing pedestrian access along Parramatta Road to Station Street would remain and be enhanced with the development of the proposed new 'Powells Creek' park fronting Parramatta Rd. Additionally the design is intended to take advantage of the existing right-of-footway over the land at 14-16 Station Street (SP 67838). This footway, combined with the eventual development of Lot 2 DP 814227 as public open space can together provide a shorter means of accessing the station and village. New pedestrian bridges over the Powells Creek stormwater canal (the number to be agreed with Sydney Water) will link this passage to the centre of the proposed development.

The Columbia Precinct Concept proposes to extend George Street across Parramatta Rd and into the development site along the same alignment by which George St is laid out on the north side of Parramatta Rd. This will allow for the greatest visual connection between the opposite sides of Parramatta Rd and will coincide with the location of at-grade pedestrian crossing of Parramatta Rd at the existing signalised intersection. The new main street is designed to be an extension of George Street from within the Bakehouse Quarter. It will positively promote the visual connectivity between the two areas. It is designed to have large footpath and outdoor seating areas and a high level of streetscape design, detailing and furnishing. Mixed-use retail/commercial ground floor spaces will open directly to the footpath, helping to activate this space by generating regular pedestrian traffic. Vehicle traffic will also complement the activity of the street, given George Street's important access role, however the streetscape design will reinforce the street as being a low speed zone for vehicle traffic in order to provide greater pedestrian priority and safety.

The proposed new Powells Creek park on the south side of Parramatta Rd also has the opportunity to provide the location for a pedestrian/cycle bridge across Parramatta Rd linking the new park to the existing Powells Creek reserve corridor to the north of Parramatta Rd, the Bakehouse Quarter and North Strathfield Station. This link (which is suggested to be constructed by the Precinct Consortium as a Section 94 offset) would allow for pedestrian/cyclist access to the full extent of the Powells Creek reserve corridor, providing access to Bicentennial Park, Sydney Olympic Park, and Rhodes Peninsula within a range of 2-4 kms of the development site.

The existing footpath network along Parramatta Rd and Cooper Street Strathfield provides pedestrian access to Strathfield Station within about 800 metres' walk. The subject development allows for future pedestrian/cyclist access through the new proposed park and linking into potential future pedestrian access that may in the future potentially pass beneath the railway viaduct and through the railway land to the south-east of the site and on to Strathfield Town Centre (this would require future negotiated agreement with RailCorp). Such a route would reduce the distance to Strathfield station by 2-300m and provide a primarily off-road cycle/pedestrian route as a continuation of the Powells Creek Reserve Corridor. This would involve a link via new pedestrian bridge across Parramatta Road to the north, a link as noted above that could be provided by the Consortium as a S.94 'works-in-kind' as part of any DA Consent.

Open Spaces - The proposed neighbourhood square ('Columbia Plaza') is located internally to the site at the convergence of the 'new' George St. extension, Columbia Lane and the existing east-west public lane. Its central location provides maximum visibility and opportunity for passing pedestrian traffic. The square allows for outdoor dining and commercial activities as well as a community social space accommodating alternative functions to the public park space.

The proposed park provides the opportunity for passive and some active recreation uses. As part of the Powells Creek Reserve corridor, it forms the southern half of the open space link across Parramatta Rd. The open space provides a significant spatial buffer between the proposed buildings and the existing residential units along Station Street. The new park also provides opportunities for enhancing the appearance and environmental performance of the Powells Creek stormwater channel.

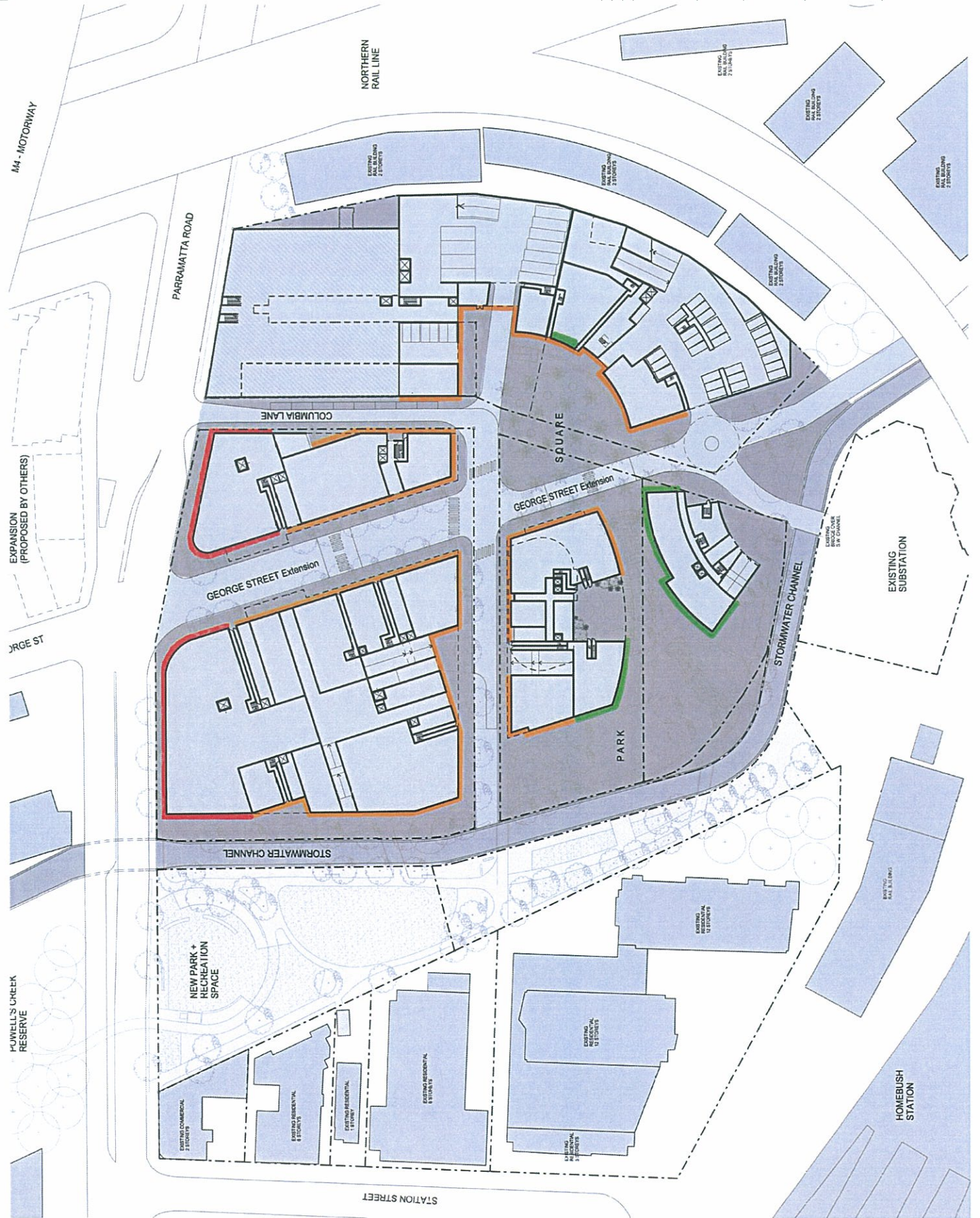
Community Facilities – The design dedicates the ground floor to mixed neighbourhood business and community facilities. The community facilities can be accommodated anywhere on the ground level, with their ideal locations depending on the specific use.

For example a youth centre could be positioned to have frontage to the active open space allowing for an integration of indoor and outdoor recreation activities. Similarly a library, pool or sports court could take advantage of a two storey high space to allow for double height space within their eventual design resolution. The subject site is

FOR INFORMATION ONLY

LEGEND

- SHOWROOM TYPE FRONTAGE
- MIXED NEIGHBOURHOOD BUSINESS FRONTAGE (INCLUDING DINING, RETAIL, COMMERCIAL AND ENTERTAINMENT)
- COMMUNITY + RECREATION FRONTAGE



B	ENVIRONMENTAL ASSESSMENT ISSUE	16-04-11
A	CONCEPT PLAN/AMT SUBMISSION	04-01-11
Name		Amendment Description
Project		Date

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Client
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KENNARDS SELF-STORAGE PTY LTD
HAI PHONG PROPERTIES PTY LTD

Drawing Title
Design Principles
ACTIVE STREET FRONTAGES

Project
 CONCEPT PLAN APPLICATION FOR:
columbia precinct regeneration
 2-20 Parramatta Road & 11-13 Columbia Lane, Homerush NSW

Scale: NTS
 Date: 08/04
 Drawn: PH
 Check: TT, TT
 Date: 08/04
 Date: 08/04

Sheet
 AP.03
 B

sufficiently large and diverse in use that it will be capable of accommodating a range of community facilities and services such as those listed, depending upon community needs and community support, and subject to resolution with Council social planners and other potential providers of social services.

Sustainability – The whole site has been designed with close attention to energy efficiency and ESD principles, with detailed inputs from Dr Al-Khalidy and others of SLR Consulting in various areas. In particular, close regard has been given to the energy criteria of Section 5 of the BCA, to the BASIX performance of the residential units, and to the four principles of Ecologically Sustainable Development.

3.7 Urban Design Inputs – Annexure 4 Report

Emeritus Professor of Architecture Peter Webber has been involved in refining the scheme design and has acted in a senior ‘peer review’ role in critically appraising the output of the design architects Mayoh Architects, and recommending appropriate modification, where thought desirable or necessary. Professor Webber concludes that the Columbia Precinct proposal is a sensitive and thoughtful application deserving of support from Council and the Minister. His full report should be consulted for detailed assessment (see Annexure 4 at rear).

3.8 Visual Impact – Annexure 10 Report

Dr Richard Lamb was retained to undertake a detailed visual impact analysis of the proposed built form, having regard to key vantage points within its visual catchment, and again to critically appraise the outcome and recommend modifications where considered desirable from a visual impact point of view. His full report is provided with this Environmental Assessment under separate cover, with the following key conclusions:-

- The proposed development will cause a positive change to the existing character of the site and the surroundings and will be compatible with the existing, emerging and desired future character of the site and the surroundings as envisaged by the Local Planning Instruments.

BUILDING HEIGHT GRADATED AWAY FROM PARRAMATTA ROAD FRONTAGE & NEW PARK

Issue	Amendment Description	Date
B	ENVIRONMENTAL ASSESSMENT ISSUE	15-12-11
A	CONCEPT PLAN DRAFT SUBMISSION	05-02-11

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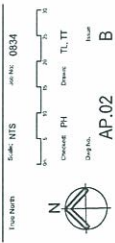
MAYOH
 ARCHITECTS

Architect

DAVID L HUEDE PTY LTD
KENNARDS SELF-STORAGE PTY LTD
HAI PHONG PROPERTIES PTY LTD

Design Principles
BUILDING HEIGHT GRADATION

Project
CONCEPT PLAN APPLICATION FOR:
columbia precinct
regeneration
HOMEBUSH
2-20 Paramatta Road & 11-13 Columbia Lane, Homebush NSW



- ❑ The proposal is responsive to the visual opportunities and constraints of the subject site and its surroundings with regard to the streetscape character, built forms and natural and landscaped areas. It appropriately responds to the character adjacent to the bounding streets and adjacent land uses.
- ❑ The layout of the development is such that individual buildings will provide screening effects to other buildings in individual views. The taller buildings located in the southern part of the site will not have any significant visibility from Parramatta Road due to the narrow nature of the streets and the placement of the buildings, while the street wall height proposed adjacent to the street will screen the views of the interior of the site, as occurs today.
- ❑ The subject site and the context have significant physical absorption capacity for the proposed development. The proposed development does not affect views to any important scenic features from the visual catchment.
- ❑ The proposed development increases the visual and pedestrian permeability into and out of the site by maintaining and emphasising the existing streets and view corridors and proposing new vehicular and pedestrian linkages.
- ❑ The proposed reserve west of the stormwater canal provides for high quality residential amenity and has the potential to be linked with Powells Creek Reserve on the northern side of Parramatta Road.

3.9 Economic Market Considerations – Annexure 7 Report

Leyshon Consulting's role in the design process has been primarily in relation to the non-residential components of the scheme with a view to establishing the appropriate mix of such retail/commercial community uses on the site, and to quantify the commercially viable floorspace appropriate to each. This brief was also to ensure that these uses not impact on established centres, and so be compatible with State Government policy on Metro and sub-metro strategies, and the Retail Centres Policy. The proposed floorspace and mix satisfy those criteria, and will have acceptable impact on existing floorspace outside Columbia Precinct, as outlined in his report.