

6. STATEMENT OF ENVIRONMENTAL COMMITMENTS BY PROPONENTS COLUMBIA PRECINCT PROJECT

6.1 Introduction and Context

Under Part 3A of the Environmental Planning and Assessment Act dealing with Major Projects, the Director-General is entitled to require the proponent to submit a Statement of Commitments, as part of the Part 3A environmental assessment, outlining the environmental measures designed to manage and mitigate any possible impacts the project may cause. As can be seen from the Director General's environmental assessment requirements at Attachment B to this report, he has elected to ask for such a Statement on this occasion. This section of the planning report provides that Statement on behalf of the proponent.

6.2 Proposed Management and Mitigation Measures

The Columbia Precinct Consortium, as proponent of the Columbia Precinct mixed use project, commits to obtain all necessary approvals as may be required from public authorities or service providers, and to adhere to the measures outlined in the Table below in the following summary categories:-

1. Urban design excellence
2. Infrastructure & services
3. Traffic & parking
4. Construction management
5. Stormwater management
6. ESD and energy management systems
7. Landscaping
8. Interim occupation
9. Waste management
10. Plan of Subdivision
11. Development Contributions

TABLE: STATEMENT OF COMMITMENTS BY LANDOWNERS

Management/mitigation measures		Timing
1.	Urban Design Excellence	
1.1	Use of high quality materials and finishes on external and rooftop surfaces	D + C
1.2	All fit-out of ground floor areas is to be closely controlled to achieve results as for #1.1	D + C
1.3	All ground-scape materials shall meet the same objectives, as seamlessly as possible with adjoining public domain treatments	D + C
2.	Infrastructure and Services	
2.1	The identification of all existing services infrastructure to date will be verified, and planning and design of any new works will be undertaken in consultation with relevant service providers and the nominated Consent Authority	Ongoing
2.2	All services are to be as inconspicuous as possible	Ongoing
3.	Traffic, Parking and Transport	
3.1	A Transport Management Plan/Green Travel Plan will be put in place to maximise the use of the comprehensive public transport services available to the area, consistent with principles of sustainable development	All phases
3.2	Carparking is to be accessed and laid out in accordance with AS2890	D + C
3.3	Adequate motor bike and bicycle facilities will be provided and maintained, and a cycleway/pedestrian bridge constructed across Parramatta Road as part of the Powells Creek Open Space Corridor (with corresponding Section 94 offsets)	D + C
3.4	Approval for any works within public roadways will be obtained from the Consent Authority/Council/RTA as appropriate	D + C
3.5	Those Stage One 'relevant planning authority' (RPA) parts of the intersection upgrade of the Highway and George Street relating to the new southern leg of the intersection will be funded by the applicant to plans agreed with the RTA under the WAD process. That work will be undertaken to the RTA's satisfaction prior to the occupancy of any new Stage One floorspace constructed within the site	
3.6	Carpark access and security is to be closely managed by the building owner/managing agent	D + C
4.	Construction Management	
4.1	Construction management is to be in accordance with the Environmental Site Management Plan at Annexure K, as modified by any subsequent Plan as may be required by condition of Project Approval	D + C
4.2	The building and appurtenant works are to be constructed in accordance with the approved drawings, and to a high standard of finishes and workmanship	D + C & ongoing

5.	Stormwater Management	
5.1	Stormwater impacts during construction will be controlled in accordance with the S/W concept plan at Annexure 12 and the Environmental Site Management Plan as may subsequently be required by condition of approval	D + C
5.2	Stormwater following completion of site works will be dealt with by new stormwater infrastructure to be approved by the Consent Authority and Sydney Water	D + C
6.	ESD and Energy Management Systems	
6.1	The principles outlined in the ESD report at Annexure G are to be followed, to ensure an ongoing commitment to ESD performance is achieved	D + C & ongoing
6.2	This will also apply to tenant fit-outs of floorspace	Ongoing
7.	Landscaping	
7.1	Trees identified as worthy and capable of retention, are to be protected during site works	D + C
7.2	New plantings and hard landscaping are to be in accordance with a detailed landscape plan to be prepared by a suitably qualified professional and approved by Strathfield Council generally in accordance with the Landscape Concept Plan at Attachment D to this EA Report	D + C & ongoing
7.3	That part of Columbia Precinct that is on the western side of the stormwater canal and currently zoned 6(d) Proposed Open Space, being David Lhuede P/L land known as Lot 1 in DP814227, will be landscaped to a design to be agreed with Strathfield Council and then dedicated to Council, with corresponding Section 94 offsets for the value of the land and the improvements. This will be done as part of the first stage of the Columbia Precinct development. Strathfield Council is encouraged to acquire the adjoining Lot 2 in DP814227 to the south, also zoned 6(d) Proposed Open Space, to maximise the benefits of the Powells Creek Corridor extension and also to enable the pedestrian linkage from Columbia Precinct through to Station Street and Homebush Station to proceed	D + C & ongoing
8.	Interim Occupation	
8.1	Staged occupation of the development will only be undertaken in accordance with proper Interim Occupation Certificates for each Stage or part thereof, that are preceded by suitable documentation demonstrating that access, parking and servicing can be achieved in accordance with Australian Standards and parking rates, and that the subsequent stages will be suitably screened to ground eye-level view.	D + C

9.	Waste Management	
9.1	Waste Management will be dealt with in accordance with the relevant section of the Environmental Site Management Plan at Annexure K to this report, supplemented if necessary by a more detailed Management Plan that might be required by condition of approval or as part of more detailed DA's in due course.	D + C & ongoing
9.2	The building owner will ensure that operational waste will be appropriately stored and collected on-site from purpose-designed areas, and that recycling opportunities will be suitably provided on-site.	D + C & ongoing
10.	Plan of Subdivision	
10.1	The developer will prepare a final plan of subdivision/consolidation and Section 88B instrument (or equivalent), drawing on the survey material contained at Annexure 2.	OC
10.2	That plan will be registered prior to occupation, and will require subsequent strata subdivision(s).	OC
11.	Development Contributions	
11.1	The developer acknowledges that the Columbia Precinct project will be liable to make Section 94 Contribution to Council to address additional demand for community services and facilities generated by the proposed development, as required under the Environmental Planning and Assessment Act, separate from works required as direct consequence of the development such as roadworks and drainage. See #4.3 of this report.	D + C & ongoing
11.2	The developer recognises the application of Strathfield Council's Section 94 Plan to this project, and undertakes to make contributions to Council in accordance with the contribution rates applicable to Plan Precinct 3C, in which the development site is located.	D & C
11.3	Those contributions will be by a combination of monetary contribution, land dedication and works-in-kind to the value of the total sum calculated under the Section 94 Plan, and will have regard for land or works-in-kind that might be agreed to be provided by way of contributions off-set. These off-sets will include, but not necessarily be limited to, such matters as: dedication of Proposed Open Space 6(d) land; pedestrian, cyclist, bridge connections and other open space embellishment along this line of the Powells Creek Corridor; intersection improvement works on Parramatta Road where they are not directly attributable to the subject development, and dedication to Council of George Street extension land.	D & C
11.4	The values of any land to be dedicated or works-in-kind to be provided are to be independently determined by valuer and quantity surveyor respectively, whose identity is to be agreed between the developer and Council, or to be as nominated by their respective professional body if such agreement cannot be reached.	D & C

11.5	It is recognised that the final figure of Section 94 contribution will be dependent upon the actual mix and floorspace of the development to be ultimately DA-approved, and this is likely to change between Concept Plan and Project Application/Development Application phase. It is also recognised that the contributions will be payable in stages, as the site development is progressively staged and implemented. (See indicative Staging Plan provided).	
11.6	The above developer commitment to Section 94 contributions is also contained in letter to Council signed by the consortium members, covering the three private landowners within Columbia Precinct.	OWNERS TO DO

D + C = Design drawings + construction phase
 Ongoing = Building management following OC
 OC = Occupation Certificate

7. FINDINGS AND CONCLUSIONS

7.1 This Preliminary Environmental Assessment has been undertaken by CBHK Planning and Mayoh Architects on behalf of the three owners of the subject Columbia Precinct lands David Lhuede, Kennards Self Storage and Hai Phong Properties, in response to the letter of request from the Department of Planning at Attachment B. This preliminary work demonstrates that:

- the proposed development is consistent with the statutory provisions of the deemed Instrument the Strathfield Planning Scheme;
- it is consistent with the planning objectives and directions of the Metropolitan Strategy (2005) and the Inner West Sub-Regional Strategy (2008), and with the Objects of the Act;
- it performs creditably against the Department's Centre Design Guidelines;
- it will have negligible adverse impacts and strong environmental performance;
- it will have substantial planning benefits by utilising a brownfields site in a key accessible location to provide much-needed housing and support facilities in an attractive setting, of high amenity and high ESD performance;
- it will involve development works of a value of some \$300 million (see Annexure 3 behind Attachments), well in excess of the \$100 million to qualify as a Major Project under the SEPP;

7.2 Accordingly, the Minister is invited to issue a formal Part 3A Concept Plan Approval to enable more detailed applications to be lodged and the project to proceed to progressive implementation.

LIST OF ATTACHMENTS

- Attachment A - Department of Planning Major Projects Declarations
- Attachment B - Director General's Requirements for MPI0 - 0143
- Attachment C - Government Authority Response to Departmental Notification of Preliminary Environmental Assessment Report, prior to issue of D-G's Requirements at Attachment B, and to subsequent consultation with Project Team
- Attachment D - Authority Consultation Undertaken as part of this Environmental Assessment
- Attachment E - Columbia Precinct Web-Page Information and Public Submissions to it
- Attachment F - Schedule of Director-General's Requirements and Where Addressed by this Environmental Assessment Documentation
- Attachment G - Map Extract from Strathfield DCP20 Parramatta Road Corridor Master Plan
- Attachment H - Department of Planning letter dated 4 October 2011 in response to proponent's Test of Adequacy documents and proponent's response dated 31 October.