

Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)

Proposal Title :	Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)		
Proposal Summary :	The proposal seeks an amendment to the Strathfield Local Environmental Plan 2012 to rezone the site from R4 High Density Residential to B4 Mixed Use, increase the maximum height of buildings from 32 metres to 80 metres and increase the maximum floor space ratio (FSR) from 2.7:1 to 5:1 at 11-17 Columbia Lane, Homebush.		
PP Number :	PP_2017_STRAT_001_00	Dop File No :	15/13647

Proposal Details

Date Planning Proposal Received :	21-Apr-2017	LGA covered :	Strathfield
Region :	Metro(CBD)	RPA :	Sydney East Joint Regional Plan
State Electorate :	STRATHFIELD	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	11-17 Columbia Lane		
Suburb :	Homebush	City :	Sydney
Land Parcel :	Lot 4 DP261926	Postcode :	2140
Street :			
Suburb :		City :	
Land Parcel :	Lot 5 DP261926	Postcode :	

DoP Planning Officer Contact Details

Contact Name :	Ella Wilkinson
Contact Number :	0293732833
Contact Email :	ella.wilkinson@planning.nsw.gov.au

RPA Contact Details

Contact Name :	Samantha Wilson
Contact Number :	0282339900
Contact Email :	samantha.wilson@planning.nsw.gov.au

DoP Project Manager Contact Details

Contact Name :	Wayne Williamson
Contact Number :	0292746585
Contact Email :	wayne.williamson@planning.nsw.gov.au

Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)

Land Release Data

Growth Centre :		Release Area Name :	
Regional / Sub Regional Strategy :		Consistent with Strategy :	
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	382
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Sydney Region East has not met any lobbyists in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.

Supporting notes

Internal Supporting Notes :

THE SITE AND CONTEXT

The site is approximately 6,568 square metres and is currently occupied by primarily industrial buildings. The site is situated to the south of Parramatta Road, Homebush and is located within the Homebush Precinct as identified in the Parramatta Road Urban Transformation Strategy (the Strategy).

The site is largely constrained by existing surrounding land uses. These land uses include;
- two mixed-use developments comprising a maximum of 14 storeys adjoining the northern boundary, with a frontage to Parramatta Road;

- Kennards Self Storage to the north east of the site, with a frontage to Columbia Lane;

- electrical transmission lines and a substation adjoining the southern boundary;

- Powell's Creek and proposed future open space adjoining the western boundary; and

- railway lands adjoining the eastern boundary.

The site is located within the 'Columbia Precinct', which is subject to a 2013 Major Project Concept Approval (MP10_0143), under Part 3A of the Act, for a mixed use development which was granted on 7 May 2013. The subject site is referred to as Stages 1B and 3 in that approval. The mixed use development at 6-18 Parramatta Road, Homebush (DA 2014/066) to the north of the site is identified as Stage 1A of this Concept Plan and development on the site was approved by the Sydney East Joint Regional Planning Panel (JRPP) in 2014.

Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)

The remaining Stages 2A and 2B are currently occupied by Kennards Self Storage (2-4 Parramatta Road, Homebush), and these stages do not form part of this planning proposal.

CURRENT PLANNING CONTROLS

The site is currently identified as a 'Key Site' within the Parramatta Road Corridor under the Strathfield LEP 2012. The sites maximum height of buildings is identified in Clause 4.3A: Exceptions to height of buildings (Parramatta Road Corridor) as 32 metres. The sites maximum floor space ratio (FSR) is identified in Clause 4.4A Exceptions to floor space ratio (Parramatta Road Corridor) as 2.7:1. The site is currently zoned R4 High Density Residential.

BACKGROUND

Following the approval of the DA for 6-18 Parramatta Road, Homebush (DA 2014/066), the Applicant met with Strathfield Council to discuss development of Stages 1B and 3 (11-17 Columbia Lane) of the 'Columbia Precinct' Concept Approval. Council advised the Applicant that a planning proposal was required to facilitate this future development, and requested specific items be addressed within this planning proposal document. The subsequent planning proposal was lodged with Council on 1 May 2015.

This planning proposal outlined the following controls;

- maximum building height of 70 metres;
- maximum FSR of 3.66:1; and
- no change to the R4 High Density Residential Zone.

At the 21 July 2015 Council meeting, Councillors voted to defer their decision until the draft Parramatta Road Corridor Urban Renewal Strategy (prepared by Urban Growth NSW) was finalised.

On 21 August 2015, the applicant requested a pre-Gateway Review. On 21 January 2016, the Department of Planning and Environment recommended the proposal proceed to the JRPP for review.

In September 2015, the draft Parramatta Road Urban Transformation Strategy was released, outlining an average building height of 14-25 storeys (82 metres) and a residential zone for the site.

On 22 March 2016, the JRPP recommended that the proposal proceed to Gateway determination as it was consistent with the draft Parramatta Road Strategy. The JRPP recommended that the proposal be modified to be consistent with the building heights shown in the draft Strategy. The proposal was subsequently amended to address these recommendations, specifically that the tallest building should be to the south and that the average building height should be fourteen storeys. The proposal was also amended to increase the requested maximum building height from 70 metres to 82 metres to be consistent with the draft Parramatta Road Urban Transformation Strategy.

Council were notified of this decision, and agreed to act as the Relevant Planning Authority (RPA), however indicated that the planning proposal would be "reliant on the final New Parramatta Road Strategy" which was due for release in late 2016.

An updated planning proposal was provided to Council in May 2016, and on 16 August 2016, Councillors determined to again defer the planning proposal as;

- council had not been consulted on the height increase (from 70 metres in the original proposal to 82 metres in the revised proposal);
- the proposal would establish a precedent for development in the Homebush Precinct to the detriment of the broader function of the Parramatta Road Corridor; and
- Council believed the Department and the Panel had misinterpreted the draft height provisions contained in the draft Strategy, and questioned the support both bodies outlined for the proposal.

Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)

On 23 August 2016, the applicant submitted a request that an alternative RPA be appointed. The Secretary of the Department of Planning and Environment approved this request, appointing the Sydney Central Planning Panel as the RPA on 21 December 2016, to progress the planning proposal.

The final Parramatta Road Urban Transformation Strategy was released on 9 November 2016 which outlined a maximum building height of 80 metres (26 storeys), a maximum FSR of 5:1 and a B4 Mixed Use Zone.

PROPOSAL

The proposal was submitted to the RPA on 20 April 2017. The proposal has been updated to address consistency with the Parramatta Road Corridor Urban Transformation Strategy.

The updated proposal outlines the following controls:

- B4 Mixed Use Zone;
- maximum Building height of 80 metres (26 storeys); and
- maximum FSR of 5:1

The proposed controls will deliver a mixed use building with a nine storey podium and two towers at 24 storeys (to the north) and 26 storeys (to the south). The proposal will consist of approximately 382 dwellings above ground level, as well as ground floor units designed to accommodate live-work suites, which according to the proposal will provide for street level activation and encourage employment generating uses. The proposal also outlines provision of three levels of basement car parking and the construction of a new access road "Gramophone Lane", and approximately 1,012.42 square metres of new open space in the north eastern corner of the subject site.

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The intended outcome of this Planning Proposal is to amend SLEP 2012 to achieve consistency with the Parramatta Road Corridor Urban Transformation Strategy, and to allow for the redevelopment of 11-17 Columbia Lane, Homebush, incorporating a mixed-use building with a nine-storey podium and two tower elements at 24 and 26 storeys, basement parking, communal open space, and an extension to George Street.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : The proposed outcome will be achieved by:

- amending the land use zoning of the site from R4 High Density Residential with tower and podium to B4 Mixed Use.
- amending Clause 4.3A: Exceptions to height of buildings (Parramatta Road Corridor) of SLEP 2012 to allow a maximum height limit of 80 metres on 'Key Site' number 92; and
- amending Clause 4.4A: Exceptions to floor space ratio (Parramatta Road Corridor) of SLEP 2012 to allow a maximum floor space ratio of 5:1 on 'Key Site' number 92.

Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? No

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

3.4 Integrating Land Use and Transport

7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required?

c) Consistent with Standard Instrument (LEPs) Order 2006 :

d) Which SEPPs have the RPA identified?

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 55—Remediation of Land

SEPP No 65—Design Quality of Residential Flat Development

SEPP No 70—Affordable Housing (Revised Schemes)

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Infrastructure) 2007

e) List any other matters that need to be considered :

S117 DIRECTIONS

7.3 Parramatta Road Corridor Urban Transformation Strategy

This Direction applies to the planning proposal as it will affect land within the Parramatta Road Corridor as identified on the Map titled Parramatta Road Corridor on pages 14 and 15 of the Parramatta Road Corridor Urban Transformation Strategy (November 2016).

The proposal is inconsistent with the proposed sequencing of the strategy and is situated outside the land release area for 2016-2023 as outlined by the Implementation Plan that supports the strategy.

The Direction outlines that a proposal may be inconsistent with the terms of the Direction, only if the relevant planning authority can satisfy the Secretary of the Department of Planning and Environment (or delegate) that the planning proposal is consistent with the Out-of-Sequence Checklist outlined in the Strategy's Implementation Plan 2016-2023 (November, 2016).

The Out-of-Sequence Checklist ensures that rezonings do not occur "without meeting the underlying Principles and Strategic Actions of the Strategy, such as the necessary transport, services and social infrastructure to service a new population". The checklist also aims to "ensure the established benchmarks for the quality of development and public domain outcomes for the Corridor are achieved".

The proposal has addressed the Out-of-Sequence Checklist. The proponent's assessment against the checklist is deemed unsatisfactory as it does not demonstrate consistency with a number of Criteria. The Department's assessment is as follows:

CONSISTENCY WITH THE VISION AND PRINCIPLES OF THE STRATEGY AND THE OUT OF SEQUENCE CHECKLIST - ENVIRONMENTAL FACTORS

Precinct Wide Traffic Studies:

The Strategy outlines that "prior to any rezoning commencing, a Precinct wide traffic study and supporting traffic modelling is required to be completed". This study is to consider "the recommended land uses and densities as well as any future Westconnex conditions, and will identify "the necessary road improvements and upgrades required to be delivered as part of any proposed renewal in the precinct". The Precinct Traffic Studies are to be completed by Local Council's.

The proposal outlines that the road upgrades that were a condition of the Columbia Precinct Stage 1A (6-18 Parramatta Road) development consent are sufficient to address Criteria 2 of the Out of Sequence Checklist. These upgrades include the improvements to intersections at Parramatta Road, as well as the extension of George Street into

Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)

"Nipper Street" (constructed as part of 6-18 Parramatta Road development application). The proposal also outlines that the proposed extension of Nipper Street into the subject site, which will be known as "Gramophone Lane", will also contribute to improving the road network and accessibility.

While this work is currently being completed as part of Stage 1A of the Columbia Precinct Major Project concept approval, 11-17 Columbia Lane is considered an individual proposal and separate from the concept approval as it outlines new building controls through the planning proposal process. Therefore, given the sites location within the Homebush Precinct of the Strategy, and the requirement that densities proposed be underpinned by future infrastructure provision, and importantly the completion of the precinct wide traffic studies, this proposal will require the completion of the precinct wide traffic studies prior to the LEP proceeding to finalisation. This has been included as a condition of the Gateway.

Urban Design:

It is expected that specific building massing can be assessed at DA stage, in line with requirements of the Strategy and Council's development control plan and conducive to surrounding development.

However, as the provision of open space and the inclusion of Gramophone Lane have been used as justification for the development to be moved forward to 2016-2023, rather than in the medium to long term as outlined in the Strategy, the provision of this open space and the access road are key components to answering Criteria 2 of the Out of Sequence Checklist. Therefore, it is recommended that the Height of Buildings maps be updated to show the location of the green space and the proposed road, and this map should be amended to display both items with a height of zero metres to clearly show where this infrastructure will be provided. Further, the planning proposal does not include the current LEP maps for Height of Buildings and FSR. The inclusion of these maps as well as the amendments to the proposed maps has been included as a condition of the Gateway.

CONSISTENCY WITH THE VISION AND PRINCIPLES OF THE STRATEGY AND THE OUT OF SEQUENCE CHECKLIST - SOCIAL FACTORS

Affordable Housing:

The Strategy outlines that a minimum of 5 per cent of new housing must be affordable housing (or in line with Government policy) and that this is also to be provided as a form of inclusionary zoning. The proposal outlines on Page 46 that it is "consistent with the objectives, directions, and actions set out in 'A Plan for Growing Sydney', Towards 2056, and the Draft Central District Plans, the proposal will provide affordable rental housing dwellings to be managed by a Community Housing Provider" and will facilitate the implementation of the Strategy and supporting Tool Kit. The Department is satisfied that the requirement for affordable housing has been adequately addressed in the planning proposal.

CONSISTENCY WITH THE VISION AND PRINCIPLES OF THE STRATEGY AND THE OUT OF SEQUENCE CHECKLIST - ECONOMIC FACTORS

Provision of State Public Infrastructure:

The Strategy requires the provision of State infrastructure to support the proposed population growth within the eight precincts identified in the Strategy. The Strategy suggests that planning proposals will pay a contribution toward the provision of this infrastructure. The planning proposal outlines that this requirement is appropriate, and outlines that this contribution adequately addresses Criteria 2 of the Out-of-Sequence Checklist.

With the absence of a State Infrastructure Contribution at this stage, the planning proposal is to be updated to include a satisfactory arrangements provision (SAP) for contributions to designated State public infrastructure identified as part of the Strategy.

Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)

This provision is to take into account the delivery of infrastructure, ensuring that the value of the contribution is consistent with the Infrastructure Schedule and accounts for the earlier than anticipated population increase than was identified for Stage 1 (2016-2023) as outlined in the Strategy.

The planning proposal is considered to be consistent with all other relevant section 117 Directions.

STATE ENVIRONMENTAL PLANNING POLICIES

SEPP 55 - Remediation of Land

This SEPP is relevant to the proposal as the site is currently occupied by industrial buildings and is identified as having Class 5 Acid Sulfate Soils. A Preliminary Contamination and Geotechnical Investigation (Appendix G) found that the site represents a low risk to the proposed residential and commercial redevelopment. The report outlined specific measures to support these findings and conclusions. The proposal outlines that these measures will be addressed at the development application stage, through a Phase 1 Contamination Assessment.

SEPP (Infrastructure) 2007

This SEPP is relevant as the proposal outlines development for residential purposes that is:

- On land in or adjacent to a rail corridor or road corridor with an annual average daily traffic volume of more than 40,000 vehicles.
- Comprises 300 or more dwellings with access to any road, and comprises 75 or more dwellings with access to a classified road or to road within 90m of connection to a classified road.
- Is immediately adjacent to an easement.

It is recommended that consultation is undertaken with Transport for NSW and Roads and Maritime Services to address any specific requirements of the SEPP that may be deemed applicable at the rezoning stage.

The planning proposal is considered to be consistent with all other relevant SEPPs.

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain : Further justification regarding s117 Direction 7.3 Parramatta Road Corridor Urban Transformation Strategy is required to demonstrate consistency with this direction.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : Indicative mapping has been provided with the proposal. Mapping prepared in accordance with DPE technical guidelines will be required for submission at s59 stage.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : The proposal outlines public consultation will be undertaken in accordance with the Gateway determination. The proposal suggests an exhibition period of 28 days, which is supported.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **The Strathfield LEP 2012 was notified in March 2013**

Assessment Criteria

Need for planning proposal : **A planning proposal is the best way to amend the land use zoning and 'height of buildings' and 'floor space ratio' development standards under SLEP 2012.**

Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)

Consistency with strategic planning framework :

REGIONAL PLANS

A Plan for Growing Sydney

The proposal is broadly consistent with A Plan for Growing Sydney, in particular:

- Direction 2.1 - increase supply of housing near Homebush Station.
- Direction 2.2 and 3.1 - assist in revitalising existing suburbs by providing housing near centres in established urban areas.
- Direction 2.3 - respond to housing diversity and choice.

Draft Central District Plan

The proposal outlines that the proposed Amendment to the Strathfield LEP 2012 is consistent with the draft Central District Plan in that the proposal will promote appropriate development in a Major Mixed Use Renewal Area, as outlined in the draft Central District Plan by;

- contributing to the Central District's five-year housing target, through the delivery of approximately 382 residential dwellings (Liveability Priority 1);
- increasing housing choice, diversity and affordability through the delivery of a range of one, two and three bedroom apartments, as well as flexible live work suites (Liveability Priority 2);
- providing affordable rental housing dwellings to be managed by a Community Housing Provider (Liveability Priority 3); and
- implementing the Parramatta Road Corridor Urban Transformation Strategy and supporting Tool Kit (Action P1, P8, and L3).

Parramatta Road Urban Transformation Strategy

The proposal is partially inconsistent with the Parramatta Road Urban Transformation Strategy (the Strategy), released on 9 November 2016. The planning proposal is to be updated to address outstanding inconsistencies with the Out-of-Sequence Checklist and overarching Vision and seven Land Use and Transport principles of the Strategy. The proposed built form controls are consistent with those outlined in the Strategy.

The Strategy also requires the provision of State infrastructure to support the proposed population growth within the eight precincts identified in the Strategy. The Strategy suggests that planning proposals will pay a contribution toward the provision of this infrastructure. This requirement has also been included as a condition of Gateway.

Towards our Greater Sydney 2056 and Greater Parramatta and Olympic Park Draft

The proposal demonstrates broad consistency with Regional Strategic Documents including Towards our Greater Sydney 2056 (released by the Greater Sydney Commission in November 2016) and Greater Parramatta and Olympic Park draft Vision (released by the Greater Sydney Commission in October 2016).

LOCAL STRATEGIES

Strathfield Residential Land Use Study

The planning proposal outlines consistency with the Strathfield Residential Land Use Study by:

- facilitating delivery of approximately 382 dwellings in the short-medium term on a site that is not affected by heritage, small lot size or strata-title constraints, located within close proximity to a range of existing employment, recreation, community, and public transport facilities; and
- is capable of providing a significant uplift in density without major

Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)

impacts on the amenity of existing residents, heritage concerns or significant visual impacts.

Environmental social
economic impacts :

ENVIRONMENTAL

Critical Habitats and Threatened Species:

The planning proposal does not apply to land that has been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats.

Residential Amenity:

The proposal outlines that the concept design has been designed with regard to SEPP 65 Design Quality of Residential Apartment Development and key numerical standards as detailed in the Apartment Design Guide, including Solar Access, natural ventilation, apartment size and layout, private and communal open space, and building separation requirements. To inform the concept plan and the ADG standards, the proposal is supported by an Urban Design Study prepared by Architectus. The current concept design is supported, and further compliance with relevant design guidelines can be addressed at DA stage.

Overshadowing:

The proposal is supported by Architectural Drawings which include shadow diagrams, depicting the impact of the proposed building on neighbouring properties. The proposal outlines that the greatest impacts for neighbouring buildings will be to residential dwellings to the south-west of the site between 9am and 11am during the winter solstice (June 21). The proposal outlines that by 11am the shadow falls only on the railway line, electrical substation, and industrial buildings that surround the subject site, and therefore the over shadowing impacts are minimal as the shadow is concentrated on non-sensitive land uses. Further, the properties that are identified as being affected by overshadowing at 9am include, 6-8 The Crescent, Homebush, 9-10 The Crescent, Homebush and 3 Burlington Road, Homebush and this shadow falls outside of the Heritage Conservation Area C2, which lies to the south of these properties.

It is noted, however that the position of the open space to be dedicated on the site will experience between 0-2 hours of solar access between 9am-3pm in mid-winter, across the majority of the site. While this isn't a desired outcome, the overshadowing impacts on the open space are difficult to mitigate, given the shadow is cast by existing buildings located on Stage 1A (6-18 Parramatta Road), immediately adjacent to the subject site. Further, reorienting the buildings to improve solar access by moving the proposed open space to the west of the site, will likely impact on the residential amenity of the development, in particular solar access, and would not result in a better outcome for achieving greater solar access the open space, given proximity of the existing Stage 1A buildings to the subject site.

Heritage:

The subject site is located approximately 100 metres from local heritage item I34 Railway Viaduct over Powells Creek. The overshadowing diagrams show that the Item will not be impacted by overshadowing at any stage during the winter solstice.

Visual Impact:

The proposal is supported by a Visual Impact Assessment prepared by Richard Lamb Associates. This assessment concludes that the proposal "does not result in any significant negative visual effects or impacts on its visual catchment". The assessment outlines that while the proposal will cause a substantial change to the existing character of the site, this is a positive change. This assessment is supported, given the proposal provides adequate amenity, for both residents and the public, and is in keeping with the proposed controls as outlined for the site in the Parramatta Road Urban Transformation Strategy.

Acoustic Impact:

The proposal is supported by an Acoustic Assessment prepared by EMM Consulting which outlines that conventional acoustic design can be used to limit the impacts of noise and

Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)

vibration from surrounding uses to achieve relevant guidelines. This is acceptable and will be resolved at the development assessment stage.

Rail Vibration:

The Acoustic Assessment addressed the potential impacts of rail vibration on the subject site. This study concluded that ground vibration levels associated with train movements were not distinguishable from background vibration levels. Despite this, SEPP (Infrastructure) 2007 requires consultation with Transport for NSW due to the location of the site adjacent to a rail corridor, and this has been included as a condition of the Gateway determination.

Access and Traffic Generation:

The supporting Traffic and Transport Assessment concludes that road works associated with the development for Stage 1A (6-18 Parramatta Road) will cater for additional traffic generated by development on the subject site. The proposal outlines that the extension of Nipper Street into the subject site, which will be known as "Gramophone Lane", will also contribute to improving the road network and accessibility. While the construction of Gramophone Lane is supported, as previously outlined proposed densities in the current Strategy are underpinned by future infrastructure provision, and the completion of the precinct wide traffic studies. Therefore, it is considered that while work has is currently being completed as part of Stage 1A of the Columbia Precinct Major Project concept approval, 11-17 Columbia Lane is an individual proposal, and will require the completion of these studies for the LEP to proceed to finalisation. This has been included as a condition of the Gateway.

ECONOMIC

Mixed Use Zone:

The proposal outlines that the ground floor of the development will accommodate ground-floor units designed to accommodate live-work suites. The Strategy outlines that "Parramatta Road and the Bakehouse Quarter is proposed to be flanked by a B4 Mixed Use zone to reinforce activity and provide the potential for employment and other non-residential uses on the ground, first and potentially second floors. Non-residential uses will contribute activity on the street frontage and provide the opportunity for community uses and facilities that will be required to support Homebush's future population. There is potential for residential uses above the non-residential and employment uses that have increased separation from traffic on Parramatta Road".

In light of this, further investigation of these live-work suites is required, prior to public exhibition, to discuss how these suites will fulfil the requirements of the proposed zone. If it is deemed these live-work suites do not satisfactorily address the requirements of the Strategy, the proposal should be updated to include uses that are more conducive to the future function of the B4 Mixed Use zone as outlined in the Strategy.

SOCIAL

Population and Demographic Analysis:

The proposal has analysed the demography of Strathfield LGA that indicates there is a growing trend in the preference towards flats, units of apartments. This proposal aims to provide increased housing stock that addresses this preference.

Residential Demand:

The proposal outlines the population within the Strathfield LGA increased by approximately 4,000 residents between 2006 and 2011, with an overall population increase of 51,000 by 2031. According to the Parramatta Road Urban Transformation Strategy, the Homebush Precinct is expected to host approximately 19,500 people by 2050, which is an increase of approximately 7,000 people from 2011. The proposal outlines the site is suitably located to host this growth, as it is in close proximity to schools, parks, recreational facilities, entertainment and dining options, medical facilities and schools. The site has good accessibility to surrounding public transport infrastructure, with bus

Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)

services along Parramatta Road, and Homebush Station and North Strathfield Station in close proximity. These services provide access to major employment centres including Burwood, Sydney Olympic Park, Parramatta CBD, and Sydney CBD.

Assessment Process

Proposal type : Routine Community Consultation Period : 28 Days

Timeframe to make LEP : 12 months Delegation : Nil

Public Authority : Department of Education and Communities
Consultation - 56(2)(d) : Transport for NSW
Department of Health
Transport for NSW - Roads and Maritime Services

Is Public Hearing by the PAC required? No

(2)(a) Should the matter proceed ? Yes

If no, provide reasons :

Resubmission - s56(2)(b) : No

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? Yes

If Yes, reasons : The proposal will increase the density of the site. Existing infrastructure servicing the site may not have the capacity to accommodate future development. It is expected that these services would be upgraded by a developer, where required, to support the proposed development.

A desktop analysis completed on 'Dial Before You Dig' has outlined that Transport for NSW (Rail), Ausgrid, Jemena Gas South, NBN Co. NSW ACT, Nextgen NCC-NSW, Optus, Rail Corp and Verizon Business service this site. These services should be consulted at the development assessment stage.

The Parramatta Road Strategy requires the provision of State infrastructure to support the proposed population growth. The Strategy suggests that the planning proposals will pay a contribution toward the provision of this infrastructure. This requirement has been included as a condition of Gateway.

Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal_Columbia Lane Homebush_April 2017.pdf	Proposal	No
Appendix A_Architectural Drawings.pdf	Proposal	No
Appendix B_Urban Design Study.pdf	Proposal	No

Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)

Appendix C_Traffic & Transport Assessment.pdf	Proposal	No
Appendix D_Visual Impact Assessment.pdf	Proposal	No
Appendix E_Acoustic Assessment.pdf	Proposal	No
Appendix F_Economic Assessment.pdf	Proposal	No
Appendix G_Contamination & Geotech Report.pdf	Proposal	No

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **3.1 Residential Zones**
 3.4 Integrating Land Use and Transport
 7.1 Implementation of A Plan for Growing Sydney

Additional Information : **It is recommended that the planning proposal proceed subject to the following conditions:**

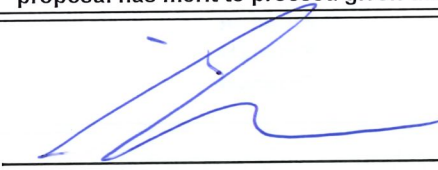
1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) address the inconsistency with the section 117 Direction 7.3 Parramatta Road Corridor Urban Transformation Strategy, in particular the issues raised with the assessment of the Out-of-Sequence Checklist. Matters to be addressed include;
 - (i) a requirement that outlines the proposal is to be updated in line with the precinct wide traffic studies, currently being prepared to inform heights and densities in the Homebush Precinct, prior to the finalisation of the LEP amendment;
 - (ii) the proposed maps depicting Gramophone Lane and the proposed open space with a maximum height limit of zero; and
 - (iii) a satisfactory arrangements provision for contributions to designated State public infrastructure identified as part of the Parramatta Road Urban Transformation Strategy.
 - (b) include the current Height and FSR maps as outlined in the Strathfield LEP 2012.
2. The Economic Assessment, prepared to support the planning proposal, is to be updated to consider the future function of the B4 Mixed Use zone, and the role this zone is envisaged to play in the wider Homebush Precinct. In assessing this function, the suitability of the proposed live-work suites, and discussion of how these suites will fulfil the requirements of the proposed zone, and the intended outcomes as outlined by the Strategy and the Planning and Design Guidelines, should be explored. If these live-work suites are not deemed appropriate to achieve the intended outcome of the Strategy, the planning proposal should be updated with consideration of other employment generating options.
3. Prior to public exhibition, the updated planning proposal is to be submitted to the Director, Sydney Region East for review and approval.
4. Community consultation is required for a minimum of 28 days.
5. Consultation is required with:
 - Transport for NSW;
 - Transport for NSW - Roads and Maritime Services;
 - Department of Health; and
 - Department of Education.
6. A public hearing is not required.
7. The timeframe for completing the LEP is to be 18 months.

Supporting Reasons : **The planning proposal has been supported to proceed by the Joint Regional Planning Panel as the proposal was in keeping with the controls as reflected in the draft Parramatta Road Urban Transformation Strategy.**

The proposal has since been updated to reflect the controls outlined in the final

Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)

Parramatta Road Urban Transformation Strategy. The Department has assessed the proposal has merit to proceed given the consistency with the final Strategy.

Signature:			
Printed Name:	<u>W. Williamson</u>	Date:	<u>6/6/2017</u>