

Chairman: Professor Sonja Lyneham BA MTCP FPIA Adjunct Prof FBE (UNSW)
Directors: Charles Hill MBA Dip TCP FPIA ; Garry Fielding BA Dip URP Dip LGM FPIA ;
David Ryan BTP (Hons) Dip Law Grad Dip Leg Prac MPIA; Sue Francis Dip Env Plng (UK) PDP Env Plng (UK) MPIA MRTPI;
Senior Associate: Rob Power Dip Law MPIA

25 July 2007

Reference: 2071094

Mr. Frank Sartor, MP
Minister for Planning
Department of Planning
23-33 Bridge Street
Sydney 2001



Dear Sir,

**RE: MAJOR RESIDENTIAL, COMMERCIAL AND RETAIL PROJECT AT
CHARLOTTE STREET, CAMPSIE**

I refer to the recent discussions held between yourself and Parkview regarding the above mentioned site. Subsequently Planning Workshop Australia, on behalf of Parkview has been requested to prepare a preliminary project outline in relation to land (the subject site) at Charlotte Street, Campsie (see **Figure 1**).

In this respect:

- a) The proponents request that the Minister consider the site to be a **Group 5 Residential, commercial or retail project** under Clause 13 of Schedule 1 of the *State Environmental Planning Policy (Major Projects) 2005*.
- b) The proponents request that the Minister authorise the preparation of a 'Concept Plan' for the 'project'.
- c) Contingent upon a & b, a proposal will be lodged as a **Part 3A** Concept Plan Application (**the Application**) and a Project Application which would comprise the following:
 - i. the 'subdivision', 'use' and 'development' of land;
 - ii. associated roadworks, ancillary infrastructure and environmental measures;
 - iii. Project application Stage 1 (employment zone); and
 - iv. Project application Stage 2 (residential component).
- d) A 'Statement of Commitments' will be prepared to accompany the Application and will form the basis of a Draft Planning Agreement (**the Agreement**).
- e) The Minister, in granting the approval under **S75O**, may determine under **S75P(1)(a)**, that further applications, assessments and approvals are required in relation to each stage and aspect of the concept plan except for stages 1 & 2 (i.e. the employment zone and the first residential component).

Sydney Head Office: Level 3, 7 Bridge Street Sydney GPO Box 3275 NSW 2001 Tel. + 61- 2- **9251 0288** Fax (02) 9251 0777

Newcastle Office: 11 Bond Street Newcastle PO Box 810 NSW 2300 Tel. + 61- 2- **4929 6388** Fax (02) 4929 3188

Incorporating urban design workshop - www.planningworkshop.com.au - mail@planningworkshop.com.au

A Division of Lyneham Planning & Management Consultants Pty. Limited A.B.N. 35 068 238 826

Jakarta: Herogroup Bldg 12ath Floor Jl. Jend. Gatot Subroto 177A Jakarta Selatan 12870 Tel. + 62- 21- **831 1117** Fax (21) 831 1118

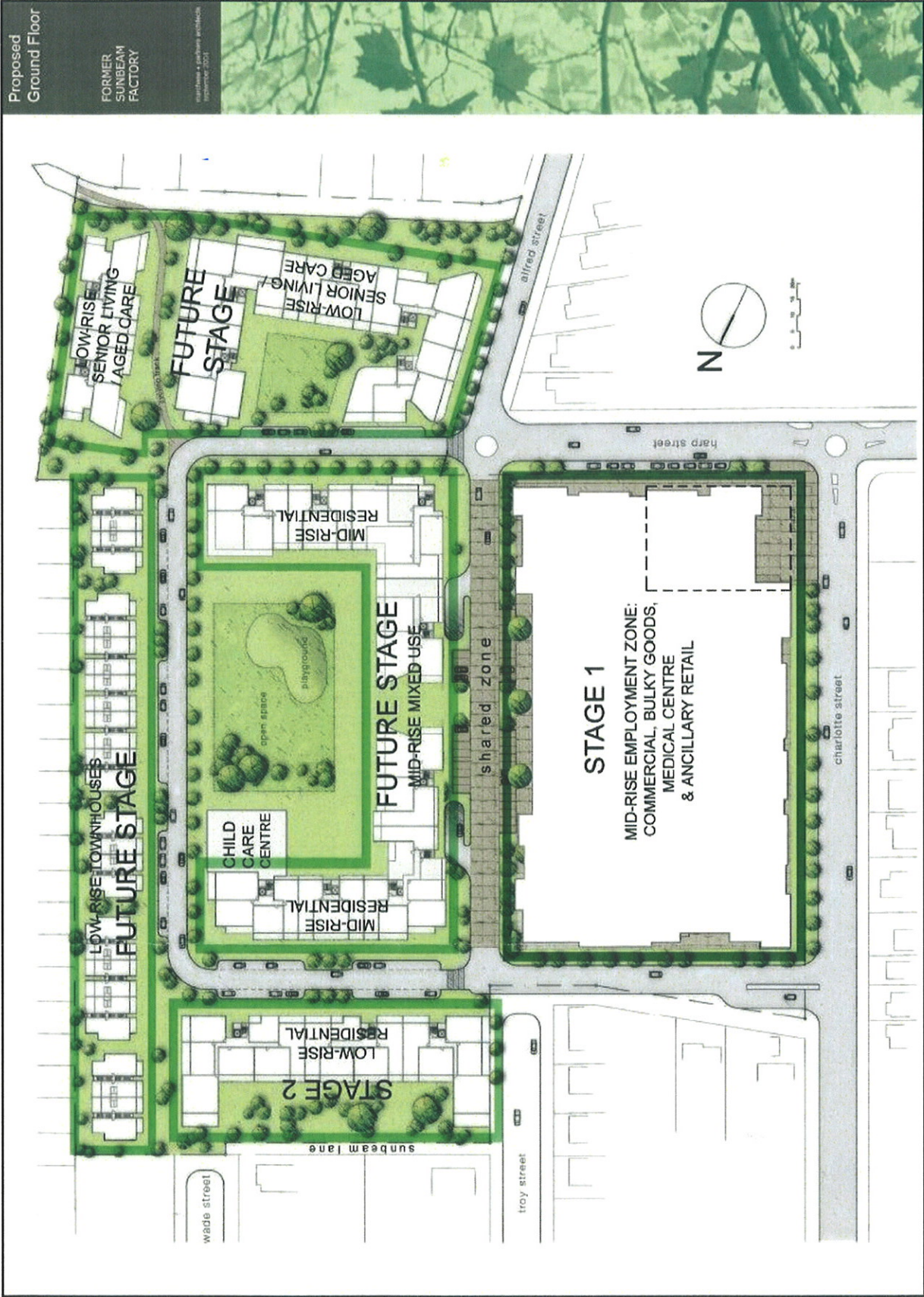


Figure 1: Project Outline Plan

planning workshop australia

Investigations are proposed to be undertaken in relation to the subject site and adjoining lands. These investigations will address the heads of consideration required to be considered by the Minister and Department of Planning including **Part 3A S75F Environmental Assessment Requirements for Approval** (Director General Requirements) prior to:

- a) the gazettal of the lands for Residential, Commercial or Retail project purposes under Clause 13 of Schedule 1 of *SEPP (Major Projects) 2005*; and
- b) the determination of the Application by the Minister.
- c) In this regard, **items a.** (declaration and gazettal) and **b.** (assessment and determination) could occur concurrently or sequentially as may be determined by the Minister.

1. LOCATION OF SITE

The site encompasses two lots legally described as Lot 1 DP 721721 and Lot A DP 431356. Lot 1 has an area of 43,051m and Lot A has an area of 11,795m² with a total area of 54,846m². The site is located approximately 1.5km north of the M5 motorway and 250m south of Canterbury Road which runs east-west linking the Sydney CBD with the greater western suburbs. The site is bordered by Charlotte Street to the West of the site, and Troy Lane and Sunbeam Lane to the North. Harp Street curves around to border the south west of the site. (see **Figure 2**)

The site appears to be located within, or within close proximity to, the Canterbury Road Enterprise Corridor and the M5 Economic Corridor as identified in Figure B8 of the Sydney Metropolitan Strategy 2005.

2. CURRENT ZONING AND USE

The site is zoned **4(b) light industrial** pursuant to Canterbury Planning Scheme Ordinance and is generally surrounded by residential developments. Zone 2(a) residential "A" exists to the south, east and west; and zone 2(b) residential "B" sites are located north. A combination of 2(a) residential "A" and 2(b) residential "B" zoning exists east of the site (See **Figure 3**).

Notwithstanding the above, various industrial uses adjoin the land in the south west corner of the site, within the continuation of the 4(b) Light Industrial zoned land.

planning workshop australia

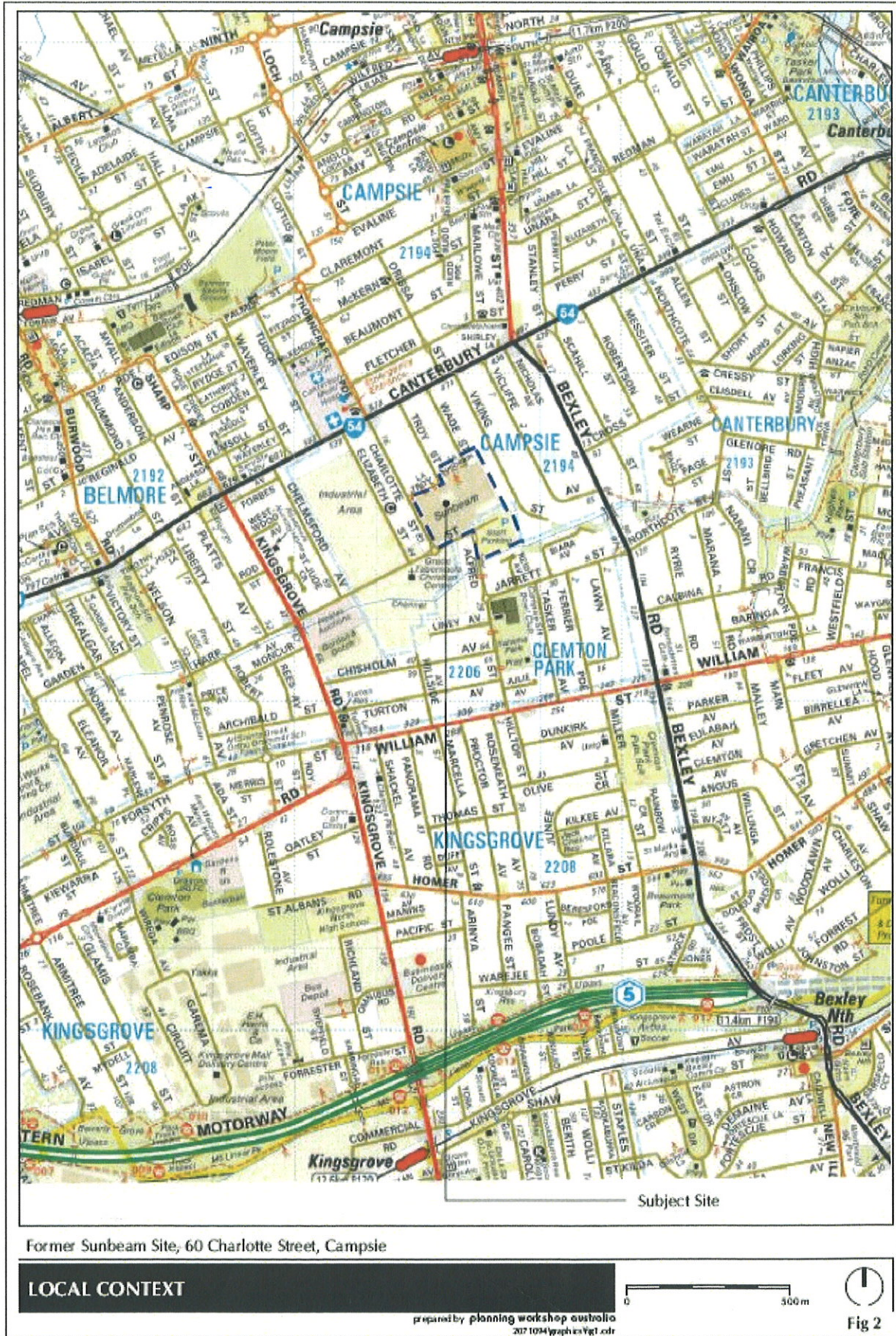


Figure 2: Locality Plan

planning workshop australia

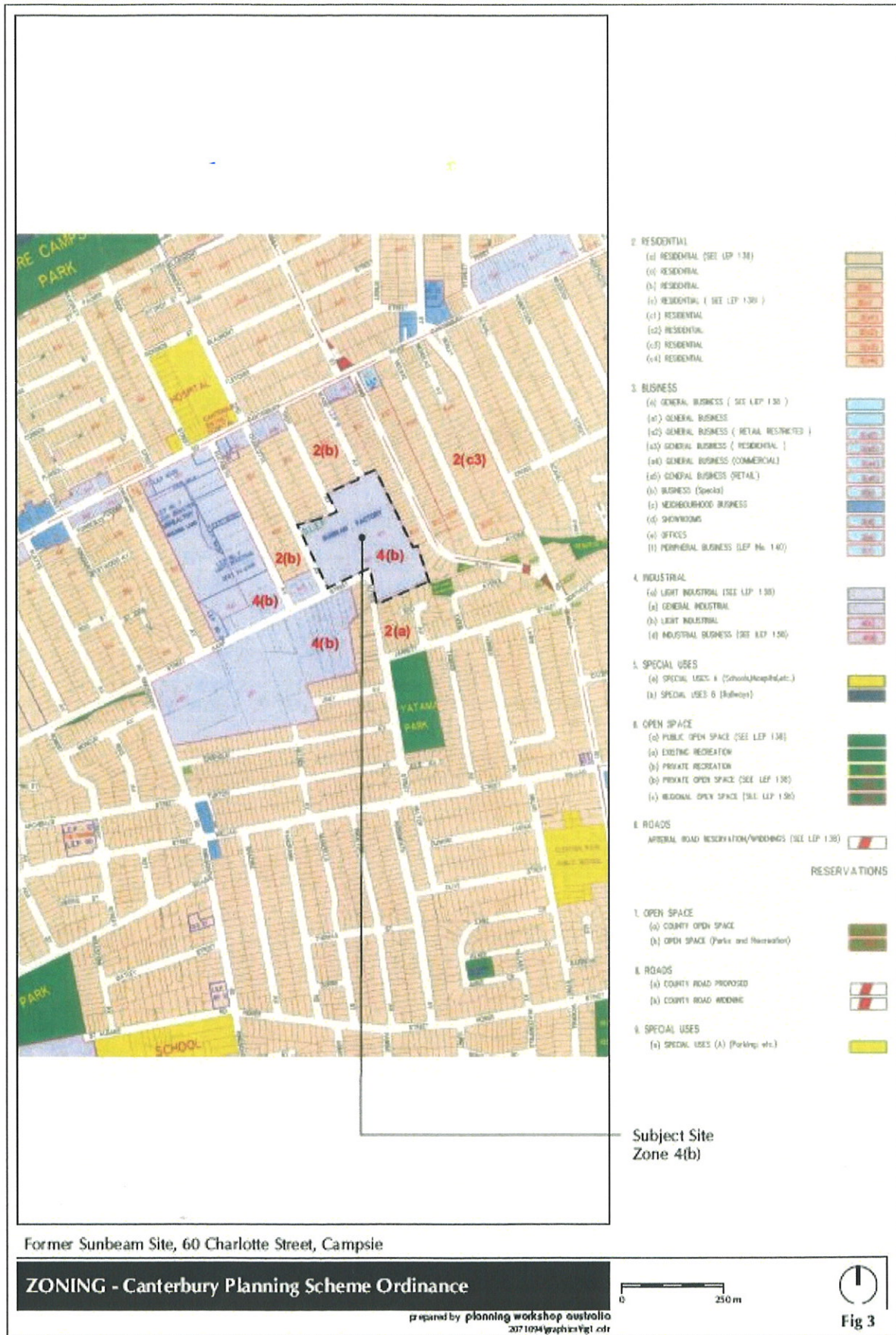


Figure 3: Zoning

planning workshop australia

The site comprises a factory and ancillary buildings which were vacated in August 2002 by the former Sunbeam Factory. The manufacturing operations of the Sunbeam Corporation (and its predecessors) took place on the site from 1954 until this date. Part of the site is currently occupied on a temporary lease basis by individual industrial operators. Existing land uses within the Canterbury Road Enterprise Corridor and the M5 Economic Corridor vary significantly with large tracts zoned industrial, commercial and residential. The existing commercial and industrial premises are dominated by automotive trades and building trades services. There are also a substantial number of vacant commercial premises and a limited number and range of retail activities.

The proposed light industrial uses are permissible under the Canterbury Planning Scheme Ordinance while the residential, commercial and retail and bulky goods retail uses are prohibited.

3. THE PROPOSAL

The proposal is for a mid-rise employment zone consisting of commercial, bulky goods, medical centre, child care centre and ancillary retail services, as well as low to mid rise residential and mixed use zones including seniors living on a large underutilised site. (see **Figure 1**)

Future development work will be in accordance with the Gross Floor Area for each superlot/stage defined within the Concept Plan. The consent issued by the Minister is expressly for envelopes and requires new applications to be lodged.

The design of the buildings (except those related to Project Application Stage 1 and Stage 2) will be subject to detailed drawings prepared consistent with the Project Application that would show building materials, building heights, internal layout and connection to services and be in accordance with a community management plan.

Moreover, the subject site provides the opportunity to provide design excellence on a significant scale and in a form not yet seen within the Council area. As such the site will be a catalyst for improved architectural excellence and urban design considerations for the Council area as a whole. The site offers significant scope to combine both employment activities within what will become a new 'centre' of high calibre urban design.

4. CAPITAL INVESTMENT VALUE

The capital investment value is estimated to be in excess of **\$250,000,000.00**.

5. JUSTIFICATION AS TO WHY THE SITE ACHIEVES STATE OR REGIONAL PLANNING OBJECTIVES:

For the purposes of Clause 13 of Schedule 1 of *SEPP (Major Projects) 2005*, residential, commercial or retail construction projects are likely to contribute significantly and tangibly to achieving State or regional planning objectives in the following manner:

a. Local impediments to urban renewal

The site is located within the Canterbury Road Enterprise Corridor and the M5 Economic Corridor pursuant to the Metropolitan Strategy. In particular, Strategy A Economy & Employment and Strategy B Centres & Corridors are of relevance to the opportunities presented by the proposal. The impediments to urban renewal in this area is the current

planning workshop australia

zoning and piecemeal land ownership. In this regard, the subject site offers a unique opportunity not otherwise available in the area.

b. Facilitate housing or job growth

The proposal is located within the M5 Economic Corridor pursuant to the Metropolitan Strategy, is consistent with the objectives and initiatives for Economy and Employment, and will assist in the State government attempts to manage the shifts in industry and resultant underutilized industrial areas, by facilitating development of additional higher employment generating uses within otherwise under-utilised light industrial lands.

The proposal would allow a more varied mix of employment uses to be incorporated in the Campsie and Clepton Park region to assist in the accommodation of changing employment trends. The proposal will assist in the renewal of the area through increased economic activity and employment opportunities, providing development in a location with abundant public and private transport options; and enhancing the viability of a currently unused site through the provision of a diverse range of development; in effect creating a new "centre" for working and living.

c. Transport accessibility

The site is located in close proximity to three major distributor roads, namely Canterbury Road, Kingsgrove Road and Bexley Road. Canterbury Road is the main access road to the greater west and the Sydney CBD, and is directly accessible from the site through Charlotte Street. Bexley Rd (east) and Kingsgrove Rd (west) connect with Canterbury Rd approximately 250m from the site and run south to connect to the M5 South West Motorway (M5), the key route between the Sydney CBD and the South Western suburbs. Kingsgrove Road is also accessible through the industrial area via Harp Street.

The public transport infrastructure links the site with a significant labour force, through bus routes along Canterbury Road and Bexley Road as well as access to the rail network via Campsie train station.

d. Improved infrastructure

The Industrial Zone and the subject site are well serviced by infrastructure as a long established industrial area.

A 'Statement of Commitments' and the terms of a Draft Planning Agreement will be prepared as part of the Application identifying the infrastructure (local roads and other services) to be provided as part of the project.

e. Environmental Sensitivity

The site comprises a factory and ancillary buildings which were vacated in August 2002 by the former Sunbeam Factory. Part of the site is currently occupied on a temporary lease basis by individual industrial operators. The subject site does not have significant conservation value nor is the project located in or adjacent to coastal locations, important wetlands, critical habitat, World Heritage areas, or areas of high cultural heritage or landscape significance.

One inherent characteristic of the site is that previous investigations have identified contamination of the site through the previous operation of the former Sunbeam factory. Remediation of the site has been undertaken in line with the requirements of the NSW

planning workshop australia

EPA, and included identification and remediation of contaminants that had migrated off site to the north of Troy Lane, and remediation of soil and groundwater elsewhere on the site.

f. Local Council issues

The proponent had an audience with Mr. Sartor and Canterbury Council on 14 June 2007 wherein the details of proposal were discussed. At this preliminary meeting it was indicated that, in principle, the proposal was supported. Subsequent consultations with Council were undertaken on 12 July 2007 and 16 July 2007.

Key Council personnel included:

Mr. Robert Furolo - Mayor

Mr. Jim Montague – General Manager

Mr. Robert Davidson - Director of Planning

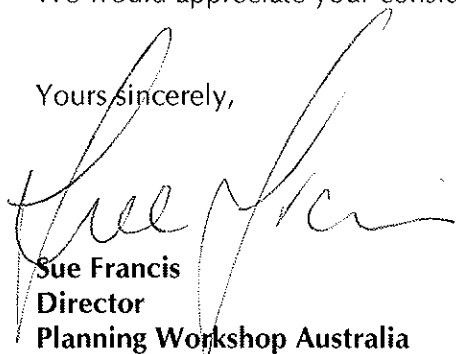
Whilst Council supports the proposal in principle, it can not determine the application under Part 4 of the Act due to the prohibited nature of some of the proposed uses – due to the old nature of the existing planning instrument – It has been acknowledged that rezoning is possible but the Council, being cognisant of the timing required to pursue such a rezoning, and the economic impediment that that timeframe would put on the landowner, has agreed that the matter could be addressed under Part 3A of the Act. Council indicated, nevertheless, that they would welcome involvement at future stages.

Accordingly, the proponent requests that the Minister be the consent authority for the Concept Application as well as for the Project Application including Stages 1 (employment zone) and 2 (residential component). Thereafter, the Minister, pursuant to **Section 23** of the Act, can delegate his functions to determine subsequent project/staging applications to Canterbury Council.

In this instance, it is considered that the site meets the criteria for determining if the provisions of *SEPP Major Projects* apply. It is therefore respectfully requested that the Minister consider the proposal under *State Environmental Planning Policy (Major Projects) 2005*. The proponents also request that the Minister authorise the preparation of a 'Concept Plan' for the 'project'.

We would appreciate your consideration and opinion on this matter.

Yours sincerely,



Sue Francis
Director
Planning Workshop Australia

cc: Mr. Sam Haddad
Director General NSW Department of Planning

Mr. Jason Perica
Executive Director Strategic Sites and Urban Renewal