



Parkview

Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

SYNOPSIS

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Project 301015-01385 - WorleyParsons Formal Report Template

Rev	Description	Orig	Review	Worley-Parsons Approval	Date	Client Approval	Date
A	Issued for internal review	AK	SL	N/A	15April09	N/A	
B	Issue to DoP	AK	RP	SL	11 May09	MC	



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AMENDED APPENDICES		PREPARED BY
7	Staging Plans - update amended built form only NOT the proposed staging	Marchese & Partners
8	Amended Architectural Plans - Concept Plans & area schedules	Marchese & Partners
9	Amended Concept Plan - Height Study	Marchese & Partners
10	Amended Concept Plan - View Analysis	Marchese & Partners
11	Amended Concept Plan – Shadow diagrams	Marchese & Partners
12	Amended Concept Plan – Massing Model	Marchese & Partners
13	Amended Landscape Concept Plan	Habitation
16	Draft Planning Agreement	Maddocks
18	Amended Wind Statement	Windtech
20	Transport and Accessibility Study - TMAP	Traffix
21	Additional letter to ESD Report	Cundall
22	Additional letter to Contamination Report and Site Audit	APP and Environ
23	Stormwater and Flood Management Report – Flood report	Hyder
26	Retail/ Bulky Goods Impact Assessment – Additional assessment by Pitney Bowes & amended employment numbers	MacroPlan / Pitney Bowes
29	Amended Architectural Plans – Project Application Lot 1 & area schedules	Buchan Group
30	Amended Architectural Plans – Project Application Lot 3	Marchese & Partners
38	Amended Draft Statement of Commitments	All

ADDITIONAL APPENDICES		PREPARED BY
39	Response to DoP letter dated 19 March 2009	WorleyParsons (inc. PWA)
40	Response to Public submissions	WorleyParsons (inc. PWA)
41	Copy of Godden Mackay Logan Heritage Impact Statement dated November 2003	Godden Mackay Logan
42	Waste Management Plan during demolition stage	Metropolitan Demolitions
43	Commercial in confidence letter	Colliers



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1. EXECUTIVE SUMMARY

- 1.1 This Preferred Project Report (PPR) is submitted pursuant to **Section 75H** of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and includes all the amending plans and documentation. The PPR addresses the submissions made by Sydney Water, Canterbury Council, Department of Environment and Climate Change, Roads and Traffic Authority and the general public as well as the Department of Planning's (DoP's) letter dated 19 March 2009.
- 1.2 The Environmental Assessment (EA) was prepared by Planning Workshop Australia on behalf of Parkview Sydney Developments to accompany a Concept Plan Application and Project Application/s, in accordance with **Part 3A Division 3 Section 75M(3A)** and **Section 75E** of the EP&A Act. The EA was lodged with DoP on 23 October 2008.
- 1.3 The EA was placed on public exhibition from 10 December 2008 until 2 February 2009.
- 1.4 On 13 February 2009, DoP provided the proponent with copies of submissions made by Canterbury City Council, the Ministry of Transport, Sydney Water, the DECC and the RTA.
- 1.5 On 19 March 2009 the proponent received a letter from DoP outlining the "*issues to be addressed (in addition to those raised by other agencies)*".
- 1.6 The proponent now seeks the Minister's approval to the amended application defined in the PPR pursuant to **Division 3 Section 75O and 75P** of the EP & A Act, as defined in Section 4 and summarised below:-

- 1 **Concept Plan** for use (including total floor space of 87,056m²) and building envelopes (including allocation of floorspace by use, indicative number of units, height and building footprints), road layout and landscaping across the subject site; and
- 2 **Project Application/s** comprising:
 - a) Progressive demolition of existing structures on the whole of the subject site and remediation in accordance with the Remedial Action Plan (**See Amended Appendix 22**);
 - b) Subdivision of the whole of the land into 5 Torrens Title allotments including roads and services to be dedicated to Council, and a stratum within Lot 2 for a future public reserve (See **Appendix 6 of EA**);
 - c) Development for roads and services to be dedicated to Council as public roads with construction to be staged. The first stage of construction of roads and services being completed prior to occupation of the development of Lots 1 /or 3 (See **Appendix 14 of EA**);
 - d) Development of Lot 1 for bulky goods premises, 30,117m² of floor space and ancillary car parking and other services (refer to Architectural plans and schedules at **Amended Appendix 29**);
 - e) Development on Lot 3 for multiple unit housing (including strata subdivision for 58 units), comprising 5,885m² of floor space and a child care centre comprising



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636m² of floor space as well as ancillary car parking and other services (refer to Architectural plans and schedules at **Amended Appendix 30**).

The amended plans and documentation for which Ministerial approval is sought, including overall **Concept Plan** drawings are set out in **Table A** and drawings for **Project Application/s Plans for Stage 1 (Lots 1 and 3)** are set out in **Table B**. the amended plans contained in the PPR are in response to matters raised by Government Agencies and in public submissions

AMENDED TABLE A - Overall Concept Plan drawings:

DRAWING NUMBER	DRAWING TITLE	ISSUE	DATED
Architectural plans prepared by Marchese and Partners			
DA2.01	Concept Plan Roof Level	C	20 April 2009
DA2.02	Concept Plan Level B	C	20 April 2009
DA2.03	Concept Plan Level 1	C	20 April 2009
DA2.04	Concept Plan Level 2	C	20 April 2009
DA2.05	Concept Plan Level 3	C	20 April 2009
DA2.06	Concept Plan Level 4	C	20 April 2009
DA2.07	Concept Plan Level 5	C	20 April 2009
DA2.08	Concept Plan Level 6	C	20 April 2009
DA2.09	Concept Plan Level 7	C	20 April 2009
DA2.10	Concept Plan Level 8	A	20 April 2009
DA3.01	Concept Plan Sections 1	C	20 April 2009
DA3.02	Concept Plan Sections 2	C	20 April 2009
Landscape plans prepared by Habitation			
08-062 L01	Landscape concept master plan	I	27 April 2009
08-062 L04	Park Concept Plan	F	27 April 2009
08-062 L05	Indicative Plant schedule	E	27 April 2009
08-062 L06	Indicative Plant Schedule	D	27 April 2009
08-062 L07	Typical Landscape construction details	D	27 April 2009
08-062 L08	Tree Retention Plan	C	27 April 2009

AMENDED TABLE B - Project Application/s Plans for Stage 1 (Lots 1 and 3)

DRAWING NUMBER	DRAWING TITLE	ISSUE	DATED
Subdivision Plans prepared by Dunlop Thorpe Project Approval			
14200 ST1	Plan of proposed subdivision of Lot A DP431356 & Lot 1 DP721721	Sheet 1 of 1	2 October 2008
14200ST2	Concept Plan of proposed subdivision of Lot 2	Sheet 1 of 2	2 October 2008
14200ST2	Basement; Level 1; Levels 3 & 4; Levels 5 & above	Sheet 2 of 2	2 October 2008
Engineering Plans prepared by Hyder Consulting Project Approval			
C003	Siteworks details	2	02 October 2008
C004	Stormwater details	2	02 October 2008
C005	Typical Road Cross Sections	2	02 October 2008
C010	Erosion and Sediment Control Plan	2	02 October 2008
C015	Control line set out plan	2	02 October 2008



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C020	Bulk Earthworks plan	2	02 October 2008
C025 – C028	Siteworks and stormwater drainage plan – Sheet 1 to Sheet 4	4	02 October 2008
C030	Road longitudinal sections	3	02 October 2008
C040 – C044	New Troy street cross sections Sheet to Sheet 5	3	02 October 2008
C045 – C047	Stormwater longitudinal sections – Sheet 1 to Sheet 3	1	02 October 2008
C050	Signage and Line marking plan	2	02 October 2008
C055	Pavement plan	2	02 October 2008
C060 – C063	Services plan sheet 1 to Sheet 4	2	02 October 2008
C065	Catchment plan	2	02 October 2008
C070	Turning paths plan	2	02 October 2008
Figure C1	Tuflow Modelling Roughness	1	30 April 2009
DWG 01	10 year ARI Existing condition Flow Regimes, with Blockage Culverts and Site Fences	1	30 April 2009
DWG 02	100 year ARI Existing Condition Flow Regimes with Blockage Culverts and Site Fencing	1	30 April 2009
DWG 03	100 year Existing Condition Hazard, with Blockage Culverts and Site Fencing	1	30 April 2009
DWG 04	PMF Existing Condition Flow regimes, with Blockage Culvert and Site Fencing	1	30 April 2009
DWG 05	100 year Comparison of Existing and Proposed Development (no Alfred St bdy fence)	1	30 April 2009
Buchan Group Plans: Lot 1			
Project Approval			
DA- 000	Cover Sheet	E	27 April 2009
DA-101	Basement Level Plan	L	27 April 2009
DA-102	Lower Level Plan	L	27 April 2009
DA-103	Upper Level Plan	L	27 April 2009
DA-104	Level 1 Plan	K	27 April 2009
DA-105	Level 2 Plan	K	27 April 2009
DA-106	Level 3 Plan	K	27 April 2009
DA-107	Roof Plan	J	27 April 2009
DA-200	Sections	J	27 April 2009
DA-300	Elevations	K	27 April 2009
CP0350	Retail signage		23 April 2009
Marchese and Partners Plans: Lot 3 (including proposed strata subdivision of 58 units architectural plans serve as a draft strata subdivision plan)			
Project Approval			
DA2.11	Lot 3 Site Plan	C	20 April 2009
DA2.12	Lot 3 Level B	B	20 April 2009
DA2.13	Lot 3 Level 1	C	20 April 2009
DA2.14	Lot 3 Level 2	B	20 April 2009
DA2.15	Lot 3 Level 3	B	20 April 2009
DA2.16	Lot 3 Level 4	B	20 April 2009
DA2.17	Lot 3 Roof Level	B	20 April 2009
DA3.03	Lot 3 Sections	C	20 April 2009



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DA4.01	Lot 3 Elevations	C	20 April 2009
Habitation Plans: Lot 1 and Lot 3 Project Approval			
08-062 L02	Precinct B landscape Plan	G	27 April 2009
08-062 L03	Precinct A landscape Plan	F	27 April 2009

- 1.7 This Preferred Project Report based on advice from specialist consultants concludes in **Section 6**, that subject to the mitigation measures (including the Statement of Commitments in **Amended Appendix 38**), the proposal does not give rise to significant adverse environmental impact.



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1. INTRODUCTION

The proponent recognises that as a consequence of the submissions made by Sydney Water, Canterbury Council, RTA and the general public, modifications were required to the Environmental Assessment (EA) as lodged with the Department of Planning on **23 October 2008**. Modifications have been made to the EA Report and these amended plans and applicable reports are submitted as the Preferred Project Report (PPR) pursuant to Section 75H of the EP&A Act. These are to be read in conjunction with the Environmental Assessment Report. In the event of any inconsistencies this Preferred Project Report prevails.

The modifications to the application in summary include the following:

SUBMISSIONS	ISSUE	PROPOSED MODIFICATION IN RESPONSE
Department of Planning letter dated 19 April 2009		
A response to the specific issues are provided within the letter by WorleyParsons dated 20 April 2009 attached at Appendix 39 of this PPR and the various amended Appendix to this report	Supermarket	Pitney Bowes has undertaken further consideration of economic impacts and more specifically in response to Councils concerns as to the size of the proposed supermarket refer to Appendix 26
	Height and overshadowing	<ul style="list-style-type: none"> Amended concept and project application plans as a result of the flood study Re-orientation of the commercial levels at Lot 1 Deletion of Building 5C on Lot 5 and redistribution of yield elsewhere. Detailed shadow analysis's including elevational diagrams to demonstrate minimal environmental impact at Appendix 11 Refer to Section 3.3 (height) and Section 3.4.1 (overshadowing) this report for detailed assessment
	VPA	The proponent has noted that the contributions framework is to be negotiated with Council. VPA amended accordingly see Appendix 16
	ESD	Cundall Pty Ltd have undertaken a further report in relation to ESD refer to Appendix 21
	Seniors living	<p>Amended Architectural plans in response to the Hyder Pty Ltd flood modelling at Appendix 23</p> <ul style="list-style-type: none"> Amended concept plans at Appendix 8 Lot 5: <ul style="list-style-type: none"> Building 5C has been removed as a result of the flood study; The layouts for Buildings 5A and 5B have been revised; A level was added to Building 5B Total floor space was reduced by 7,075m². Lot 2 <ul style="list-style-type: none"> Building 2A: a level added consisting of 10 residential units; Building 2B: a level added consisting of 14 residential units; Building 2C: a level added consisting of 10 residential units; and Increase of 3,349m² in residential floor space for Lot 2.
Public Transport and Pedestrian Movement	Traffic Pty Ltd have prepared an updated TMAP in satisfaction of the matters raised by the RTA and Council at Appendix 20 <ul style="list-style-type: none"> An entry and a lift lobby were added to the Upper 	



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		<p>Level of Lot 1, position near the proposed bus stop at Charlotte Street;</p> <ul style="list-style-type: none"> Proposed bus stop in Charlotte Street Bicycle parking and shared road facility
	Bulk and Scale of Lot 1	Lot 1 Level 2 and 3 commercial use has been re-orientated; Refer to Section 3.3 and Section 5.1.1 of this PPR for detailed assessment
	Commercial use	Real estate advisors have been consulted refer to Appendix 43
	Car Share	Refer to TMAP at Appendix 20
	Bicycle Paths and Parking	Refer to TMAP at Appendix 20
	Heritage	Refer to Section 3.11 of this PPR
Agencies		
Sydney Water	Detailed Flood analysis	Hyder has prepared a detailed flood analysis and impact assessment, a copy of which is attached at Appendix 23
SRDAC and Ministry of Transport	Transport Management and Accessibility Plan (TMAP)	Traffix has prepared a TMAP addressing all the matters raised within the letter from SRDC and the Ministry of Transport Refer to TMAP at Appendix 20
DEC	Contaminated site assessment and remediation strategy including a site audit statement	APP has responded within a letter to DEC and an audit of a previous investigation is included at Appendix 22
Canterbury Council		
	Traffic	Traffix Pty Ltd have prepared an updated TMAP in satisfaction of the matters raised by the RTA and Council
	Economic Impact	Pitney Bowes has given further consideration to economic impacts and more specifically had regard to Councils concerns as to the size of the proposed supermarket. Refer to Appendix 26
	Employment	Refer to Section 3.2 of this PPR
	Drainage / Flooding	Hyder has prepared a detailed flood analysis attached at Appendix 23
	Seniors Living	See Above
	VPA/S94	See Above
	Acoustic impact	Refer to Section 3.4.2 and Section 5.1.3 of this PPR
	Visual impact	<ul style="list-style-type: none"> Refer to bulk and scale above
	Privacy	<ul style="list-style-type: none"> Updated landscape plans to Lot 3 with improved screen planting. Lot 4 <ul style="list-style-type: none"> All buildings have been moved to achieve a minimum 4.5m setback from the north-eastern boundary; and All buildings have been reduced by 700mm in overall width resulting in a reduction of 288m² in floor space. Lot 5 <ul style="list-style-type: none"> Building 5C removed – setback to building now over 30m Refer to Section 3.4.2 of this PPR
	Overshadowing	Refer to height and overshadowing above
Public submissions		
Issues are expressly responded to within the letter by WorleyParsons	Traffic & Parking	Refer to TMAP at Appendix 20
	Height of Buildings	Refer to height and overshadowing above
	Visual impact / Bulk and	Refer to bulk and scale above



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attached at Appendix 40 of this PPR	Scale	
	Overlooking / Privacy	Refer to privacy above
	Overshadowing	Refer to height and overshadowing above
	Out of character with the existing area	Refer to Appendix 40
	Acoustic Privacy	Refer to Section 3.4.2 and Section 5.1.3 of this PPR
	Construction Issues	Refer to Statement of commitments at Appendix 38
	Impact on existing infrastructure	Refer to Statement of commitments at Appendix 38
	Asbestos	Refer to Statement of Commitments at Appendix 38
	Contamination	Refer to contaminated site assessment above
	Property Value	Refer to Appendix 40
	Open Space	Refer to Appendix 40
	Safety	Refer to Appendix 40
	Social issues	Refer to Appendix 40



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2. DESCRIPTION OF THE PROJECT

The proponent seeks the Minister's approval pursuant to **Division 3 Section 75O and 75P** of the EP & A Act, for the following:-

- 1 **Concept Plan** for use (including total floor space of 87,056m²), building envelopes (including allocation of floorspace by use, indicative number of units, height and building footprints), road and services layout and landscaping across the subject site; and
- 2 **Project Application/s** comprising:
 - a. Progressive demolition of existing structures on the whole of the subject site and remediation in accordance with the Remedial Action Plan (See **Amended Appendix 22**);
 - b. Subdivision of the whole of the land into 5 Torrens Title allotments including roads and services to be dedicated to Council, and a stratum within Lot 2 for a future public reserve (See **Appendix 6 of EA**);
 - c. Development for roads and services to be dedicated to Council as public roads and construction to be staged. The first stage of construction of roads and services being completed prior to occupation of the development of Lots 1 /or 3 (See **Appendix 14 of EA**);
 - d. Development on Lot 1 for bulky goods premises, 30,117m² of floor space and ancillary car parking and other services (refer to Architectural plans and schedules at **Amended Appendix 29**);
 - e. Development of Lot 3 for multiple unit housing (including strata subdivision for 58 units), comprising 5,885m² of floor space and a child care centre comprising 636m² of floor space as well as ancillary car parking and other services (refer to Architectural plans and schedules at **Amended Appendix 30**).

The proponent requests that the Minister approves the 'Concept Plan'. At the same time the proponent requests that the Minister determine that no further lodgement assessment or determination are required in relation to those aspects identified within **Section 4.2 of the EA as amended by this PPR**. The proponent requests that the Minister determines Project Application/s" pursuant to "**Section 75P(1)(c)** and approve those under **Section 75J**. This will enable these aspects to proceed directly to application for registration of subdivision and construction certificate application.

The amended Table 6 outlines the key aspects of the proposed Concept Plan and Project Applications and Level of Detail and Outcome.



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Amended Table 6: Aspects of the proposed Concept Plan and Project Application/s and Level of Detail and Outcome

Part 3A Application	Whole or part of land	DEV STAGE	FLOOR SPACE	INDICATIVE NO. OF UNITS	LEVEL OF DETAIL AND OUTCOME
Project Application/s					
Demolition	Whole	1	NA	NA	Progression to Construction Certificate application
Subdivision - Torrens	NA	1 & 2	NA	NA	Progression to application for registration of subdivision
Lot 1 Bulky Goods Premises and commercial premises	Lot 1 (14,037m ²)	1	Bulky goods = 17,995m ² Shop (Specialty retail) = 1,254m ² Commercial = 5,960m ² Recreational facility (Gym) = 1,248m ² Mall = 3,528m ² Lobby = 131m ² Total – 30,117m²	NA	Progression to Construction Certificate application
Lot 3 Multiple unit housing including strata subdivision and child care centre	Lot 3 (4,215m ²)	2	RFB = 5,885m ² Child care centre= 636m ² Total = 6,521m²	58	Progression to Construction Certificate application
Infrastructure Roads and Services	Whole	1	NA	NA	Progression to application for registration of subdivision and staged construction
Concept Plan					
Lot 2 Shops, Medical centre and multiple unit housing	Lot 2 (12,311m ²)	3	Shops (Retail = 2,751m ² Supermarket = 2,585m ² Medical centre = 3,719m ² Multiple unit housing = 21,301m ² Total = 30,356m²	214	Requires further project approval
Lot 4 Multiple Unit Housing	Lot 4 (5,186m ²)	5	6,514m ²	64	Requires further project approval
Lot 5 Multiple Unit housing (including but not limited to Seniors Living)	Lot 5 (9,987m ²)	4	Building A = 4,084m ² (50 high care beds & 15 ILU's) Building B = 5,464m ² (44 ILU's) Total = 9,548m²	59 ILU's	Requires further project approval
Indicative basement areas, landscaping and infrastructure and services ancillary to remainder of the concept plan	Whole	Various stages	NA	NA	Requires further project approval
Total	5 Torrens Title Lots		83,056m²	395 Units	

Source: Marchese Architects and Buchan Group area schedules and measurements

2.1 Concept Plan

The **Concept Plan** application seeks approval for use (including total floor space of 83,056m²) and building envelopes (including allocation of floorspace by use, indicative number of units, height and building footprints), road layout and landscaping across the subject site as per **Amended Table 6**), above.

The Concept Plan is described in:



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- Architectural drawings (prepared by Marchese at **Amended Appendix 8**);
- Landscape drawings (prepared by Habitation at **Amended Appendix 13**);
- Subdivision plan (No change to plan prepared by Dunlop Thorpe at **Appendix 6 of the EA**); and
- Infrastructure plans (No change to the plans prepared by Hyder at **Appendix 14 of the EA**).

As indicated previously, the stages identified in the Concept Plan do not connote the order of staging. In other words, development on Lot 5 could precede development on Lot 4 and Lot 2 or the reverse.

An amended draft Statement of Commitments has also been prepared for the Preferred Project Report (**Amended Appendix 38**).

2.2 Distribution of Uses and Building Envelopes

The distribution of uses and indicative building envelopes, indicative road layout, indicative services layout and landscaping are illustrated in architectural plans (see **Amended Appendix 8**) and landscape plans (**Amended Appendix 13**).

The building envelopes and heights were amended as a result of the submissions received from Sydney Water; DoP and the general public which resulted in a redistribution of yield and re-orientation of the commercial levels to Lot 1. The proposed heights are outlined within the table below:

Proposed use	Amended Height in storeys
Lot 1: Bulky Goods	4 storeys
Lot 2: Mixed use - Multi unit residential and retail (shop top housing)	Building 2A = 8 storeys Building 2B = 7 storeys Building 2C = 7 storeys
Lot 3: Mixed-use – Multi Unit Residential and Child care	4 storeys
Lot 4: Multi unit residential	Building 1 to 6 = 3 storeys
Lot 5: Seniors living	Building 5A1 =5 Building 5B =6

The amended floor space for the site (inclusive of Lots 1, 2, 3, 4 and 5) is 83,056m² (See **Amended Table 2** above). **The floor space figures have been measured and calculated by the responsible architect in accordance with the floor space area definition within the Canterbury Planning Scheme Ordinance.**

There are no modifications to the proposed uses as set out in the EA.

2.3 Ancillary Services and Landscaping

The Concept Plan includes the following aspects:

- In principle connection to ancillary services and infrastructure described within the reports and plans prepared by Hyder at **Appendix 14 of the EA did not change**; and



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- Landscape concept plans and indicative planting schedule, including concept design of external spaces around the buildings including both public and private areas were amended to include additional screen planting to Lot 3 and a new private open space to Lot 5. The landscape concept and landscape principles for the Concept P lan are described in the Landscape Statement and Landscape concept drawings prepared by Habitation at **Amended Appendix 13**.

2.4 Project Applications

The Preferred Project Report does not alter the Project Application/s other than by amending the configuration of the commercial levels to Lot 1 and inclusion of a new lift lobby which resulted in a reduced retail floor space as well as additional screen planting to Lot 3.

The Project Application/s comprises the following:

- a) Progressive demolition of existing structures on the whole of the subject site and remediation in accordance with the Remedial Action Plan (**See Amended Appendix 22**);
- b) Subdivision of the whole of the land into 5 Torrens Title allotments including roads and services to be dedicated to Council, and a stratum within Lot 2 for a future public reserve (See **Appendix 6 of EA**);
- c) Development for roads and services to be dedicated to Council as public roads with construction to be staged. The first stage of construction of roads and services are to be completed prior to occupation of development on Lots 1 /or 3 (See **Appendix 14 of EA**);
- d) Development of Lot 1 totals 30,117m² of floor space (refer to Amended Architectural plans and schedules at **Appendix 29**);
- e) Development of Lot 3 for multiple unit housing (including strata subdivision for 58 units), comprising 5,885m² of floor space and a child care centre comprising 636m² of floor space as well as ancillary car parking and other services (refer to Architectural plans and schedules at **Amended Appendix 30**).

2.4.1 Lot 1: Bulky Goods Premises

The detailed description of Lot 1(including bulky goods premises, shops, commercial and recreation uses) remains as per **Section 4.2.1 of the EA (as amended by the PPR)**, the amendments as part of this Preferred Project Report include the following:

- An entry and a lift lobby have been added to the Upper Level and is positioned near the proposed bus stop in Charlotte Street. The lift provides access to all retail levels and the 2 levels of carpark.
- A canopy is to be provided along New Alfred Street and Charlotte Street near the proposed bus stop
- Levels 2 and 3 Commercial has been re-orientated to be set back from Harp Street to reduce overshadowing to the residences. It has also been rotated to reduce the bulk along New Alfred Street.
- There is a slight reduction to the retail area and the floor space as well as the number of cars due to a lift lobby added and the re-orientation of the commercial premises on Levels 2 and 3. Please see the attached area schedule for area info.
- Bicycle parking area is shown on basement and lower level



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Reference is made to the architectural drawings and area schedules prepared by Buchan Group at **Amended Appendix 29** of this PPR. The table below provides a summary of Lot 1 as amended.

Amended Table 2: Details of Lot 1

Element	Number
Site area	14,037m ²
Floor space	30,117m ²
FSR	2.15:1
Building height	25.1m.
Setbacks	3.94m to Charlotte street 0.8m - 1.37m to Harp street 1.5m to new Alfred street 4.66m to new Troy street
Car parking	747 spaces
Bicycle parking	49

Source: Buchan Group

2.4.2 Lot 3: Multiple Unit housing and Child Care Centre

Minor changes are proposed to Lot 3 as part of this Preferred Project Report. These include an amended Landscape Plan to ensure additional privacy screen planting. Reference is made to the architectural drawings and area schedules at **Amended Appendix 30** (correction is made to area schedule) and the Landscape Plans at **Amended Appendix 13**. The Table below provides a summary of Lot 3, as amended.

Amended Table 5: Detail of Lot 3

Element	Number
Site area	4,215m ²
Floor space	6,521m ²
FSR	1.55:1
Building height	13m
Setbacks	6.9m to Troy Street 3.5m to New Troy Street 8.1m to North Eastern property boundary
Car parking	Residents = 74 spaces Visitors = 5 spaces within basement and 8 spaces on street Child care staff = 8 spaces Disabled = 6 spaces
Bicycle parking	16

Source: Marchese

2.4.3 Torrens Title Subdivision

No changes

2.4.4 Road Layout including Services

No changes

- **Bulk Earthworks**



Parkview

Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

No changes

- **Stormwater Drainage Standards**

No changes

- **Utilities**

No changes

2.5 Development Staging

No changes



Parkview

Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

3. ENVIRONMENTAL ASSESSMENT – CONCEPT PLAN

3.1 Economic Impact Assessment

The estimated employment floor space ratios are based upon Leyshon Consulting estimates, supported by MacroPlan Australia. It should be noted that employment ratio estimation is **not** a precise science and there are variations between consultants and variations in the on ground realities in different locations across Sydney and indeed, Australia.

MacroPlan's estimates incorporate industry accepted methodologies. The estimates use ABS data, actual information from retailers and also industry experience in residential and retirement facilities. Generally the estimates align with census data of actual floor space and employment in the City of Sydney LGA and the City of Melbourne LGA as well. Without access to the SGS Employment and Floor Space Study we cannot comment on their calculations. Notwithstanding, the applicant is happy to concede to the SGS employment numbers which in return would result in reduced traffic generation.

In addition to the retail/bulky goods impact assessment undertaken by Macroplan (and as part of the Preferred Project Report), the proponent has engaged Pitney Bowes to undertake further consideration of economic impacts and more specifically in response to the Councils concerns as to the size of the proposed supermarket.

The report by Pitney Bowes addresses the matters cited in the DoP letter, dated 19 April 2009, and is contained in **Amended Appendix 26**. The findings confirm that the existing proposal and the specific size of the 'supermarket' or 'shop' of the equivalent area serves a local convenience role and, does not unduly impact on existing centres so as to compromise the viability of such 'centres'. There is an under-provision of such retail space within the local area of the proposed centre. The proposal meets the requirements of the population within that area when measured against industry retail to population standards. As such, a reduction in size is **not** warranted on planning grounds.

3.2 Employment

The Environmental Assessment Report, as submitted, estimated that the re-development of the former Sunbeam site would translate to 1,401 jobs (See **Table 10 of EA**), an increase of 47% on the site, being consistent with the Metro Strategy, the Minister's and the Council's desires for MORE jobs.

The Amended Table 10 below demonstrates how the proposed employment floorspace changed as a direct consequence of the flood study which resulted in the deletion of Building 5C from Lot 5 and the redistribution of floorspace to Lot 2 and building 5B. The amended floorspace translate to 1497 jobs, based on the ratio of employment to floorspace.



Parkview

Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

Amended Table 10: Projected employment generation

USE	FLOOR SPACE	RATIO OF EMPLOYMENT TO FLOORSPACE (JOB:SQM)	TOTAL EMPLOYEES
Lot 1			
Trade retail	3301	1:55	60
Bulky goods	14967	1:43	348
Specialty retail	1250	1:24	52
Commercial	5948	1:15	397
Gym	1253	EFT	25
Lot 2			
Residential	21301	1:1,000	21
Convenience Retail	2751	1:24	115
Supermarket	2585	1:24	108
Medical	3719	EFT	200
Lot 3			
Residential	5885	1:1,000	6
Child Care	636	1:34	19
Lot 4			
Residential	6514	1:1,000	7
Lot 5			
Independent living units	5540	ILU 1:800	7
High Care	1400	RAC 1:125	11
Facilities	976		122
Total			1497

Source: MacroPlan (23 April 2009)

3.3 Built Form

- **BULK AND SCALE**

The amended plans demonstrate that the development on the eastern boundary (Lot 4) is setback 4.5m from the external property boundary and will be kept as low scale and under 9-11m to be consistent with adjoining development.

The development on the southern boundary (Lot 5 - Seniors Living) will provide side boundary setbacks of a minimum of 22-40m, with a building height of approx. 20m thus ensuring appropriate massing relationships between building forms.

The development on the western boundary, relating to the existing industrial uses, is the subject of the Project Application (Lot 1 Bulky Goods Building). This building will be a perimeter building with a height consistent with the existing building. The amended plans (Preferred Project) has reduced its bulk and scale by re-orientating the commercial levels to be set back from Harp Street. It is also rotated to reduce the bulk along New Alfred Street.



Parkview

Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

The design makes every attempt to minimise environmental impacts with careful consideration given to appropriate relationships in scale to the public domain areas of the site and neighbouring sites, overshadowing, optimising views and the optimal amenity of residents in terms of solar access, natural ventilation and privacy. The design incorporates satisfactory levels of articulation and modulation that serve to soften the visual bulk of the buildings.

- **HEIGHT ANALYSIS**

The amended plans the subject of the Preferred Project Report, redistribute the development yield lost by the removal of Building 5C at Lot 5 as a consequence of the flood study and relocating this yield to Lot 2 and to Building 5B.

The redistribution of yield has the following affect:

Amended Table 12: Height of buildings

Proposed use	Proposed Height in storeys under EA	Amended Height in storeys
Lot 1: Bulky Goods	4 storeys	4 storeys
Lot 2: Mixed use - Multi unit residential and retail (shop top housing)	Building 1 =7 storeys Building 2 =7 storeys Building 3 =6 storeys	Building 2A = 8 storeys Building 2B = 7 storeys Building 2C = 7 storeys
Lot 3: Mixed-use – Multi Unit Residential and Child care	4 storeys	4 storeys
Lot 4: Multi unit residential	Building 1 to 6 =3 storeys	Building 1 to 6 = 3 storeys
Lot 5: Seniors living	Building 5A =5 Building 5B =5 Building 5C =5	Building 5A1 =5 Building 5B =6

In order to maintain amenity to surrounding properties the additional levels have been stepped in so as not to cause unreasonable overshadowing.

The increase in height is consistent with the desire to increase residential densities in areas well served by physical and social infrastructure; as well as providing flexibility to include housing capable of being designed to suit an increasingly aged population.

The Minister's authorisation to the preparation of a Concept Plan recognises the importance of this site in delivering increased jobs and housing whilst ensuring that there are no significant adverse impacts on the surrounding locality.

Throughout the site, the buildings vary in height in order to reduce the perception of mass around the perimeter of the site. In establishing the appropriate height, scale and form, the proponent is designing the proposed development has had regard to the appropriate massing relationships between building forms. Accordingly, higher buildings have been located within the central part of the proposed development site in order to create a transition from lower buildings on the perimeter adjoining mostly existing 2 storey residential developments to higher buildings in the centre. In addition, buildings have been orientated to maximize solar exposure while at the same time creating view corridors and minimising impacts on the surrounding area.



Parkview

Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

3.4 Environmental and Residential Amenity

3.4.1 Overshadowing

The orientations of the buildings are such that overshadowing will occur mostly within the subject site and to a lesser extent on adjoining properties.

Marchese and Partners Pty Ltd architects have undertaken detailed height, over-shadowing and solar access appraisals in relation to the buildings on Lots 1; 2, 3; 4 and 5. They have reined the height and orientation of buildings originally included in the Concept and Project Application so as to minimize overshadowing and achieve the relevant solar access requirements (refer to Amended **Appendix 11**).

The detailed solar analysis diagrams at hourly intervals demonstrate a minimum of 2hr of solar access to at least 50% of the primary open spaces of adjoining residential dwellings complying with Councils controls.

3.4.2 Acoustic and Visual Privacy

- **ACOUSTIC**

In response to the submissions received with respect to noise intrusion from specifically the loading and unloading at the proposed loading dock (Lot 1), Acoustic Logic recommended acoustic treatments to ensure compliance with EPA criteria. The amended Architectural plans at **Amended Appendix 29** include acoustic screens to the loading dock. In addition, management controls were recommended to be implemented to ensure that *trucks are not kept waiting on public roads prior to entry to the loading dock and Trucks to turn engines off during periods when they are loading and unloading*".

The amended Statement of Commitments includes a condition of consent on the hours for loading and unloading to mitigate noise impacts.

- **VISUAL**

The Preferred Project plans at **Appendix 8** (with specific reference to additional privacy drawings) allow for a 4.5m setback to the eastern boundary (Lot 4) complying with Council's DCP controls. There are no balconies proposed to the upper levels of Lot 4, fronting the properties in Viking Street. The upper levels fronting Viking Street consist of bedrooms only which has a low frequency of use, with limited overlooking potential. The proposal allows for approx. 17m separation between buildings.

The proposed building on Lot 3 has been designed with generous setbacks. A minimum setback of 7m adjoining Wade Street is proposed, whilst a 10.5m separation between the balconies of Units 1.01; 2.01; 3.01 and 4.01 and the residential property boundary in Wade Street is proposed. (See attached privacy analysis prepared by Marchese)



Parkview

Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

The remainder of the building is setback 18m from the north-western boundary adjoining Sunbeam Lane (3.5m wide) totalling a separation of 21m compared with the 12m required under SEPP 65.

The perimeter arrangement of built form optimises the visual privacy by maximising the building separation as well as generating a different orientation for the balconies of each building. The general recessing of the balcony spaces within the façade restricts site lines and further mitigates adverse effects of visual privacy.

In conclusion, the proposed development has been designed using careful orientation, siting, setbacks and landscaping treatment to ensure minimal loss of privacy between the proposed buildings themselves and indeed the adjacent residential buildings.

3.4.3 Wind impacts

The Wind Impact Assessment report submitted as part of the EA has been updated to reflect the proposed increase in height to buildings as part of this Preferred Project Report (see **Amended Appendix 18**).

The Wind Impact Assessment concludes that:

"It is recommended that the final landscaping plan of the proposed Concept Plan include a tree planting scheme similar to that indicated in the current architectural drawings and highlighted in Figure 4. Note that for trees to be effective in enhancing adverse wind conditions, they should be of a densely foliating variety. If short duration activities (e.g. café seating) is proposed within the site, additional ameliorative treatments may be required.

If balconies are to be included at certain corners of the upper levels in the final development, then the use of impermeable balustrades at those locations is recommended to ensure that wind conditions at these areas will be acceptable for their intended use.

With the effect of the recommended minimum planting, it is not expected that the proposed Concept Plan will have any adverse effects to the wind conditions in the local surrounding streets, pedestrian footpaths or neighbouring properties".

3.4.4 Crime prevention

No change

3.5 Traffic & Car Parking

• TRAFFIC GENERATION

The proposed amendments as part of this Preferred Project Report will not alter the expected traffic generation. Rather it will result in a **reduced** environmental impact as a result of the reduction in GFA (please refer to TMAP at **Amended Appendix 20**)



Parkview

Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

- **INTERSECTION CAPACITY**

The proposed amendments as part of this Preferred Project Report will not alter the intersection Capacity as the trip generation will remain as per the TMAP.

- **PARKING**

The EA included the provision of 1,507 car parking spaces, including visitors spaces.

There has been a redistribution of yield resulting in an amended parking requirement per Lot. The amended breakdown of the spaces to be provided are set out in **amended Table 16** below:

Amended Table 16: Summary of Parking spaces

Lot	Use	Spaces Required	Spaces Proposed
1	Bulky goods	430	448
	Gym	93	93
	Specialty Retail	42	60
	Commercial	146	146
Sub total		711	747
2	Residential	294	294
	Shops	92	55
	Supermarket	92	90
	Medical Centre	151	90
Sub total		629	529
3	Residential	85	85
	Child Care	8	8
Sub total		93	93
4	Residential	90	96
Sub total		90	96
5	High Care	35	35
	Independent Living Units	65	65
Sub total		100	100
TOTAL		1533	1469

Source: **Traffic Amended Appendix 20 (for full table)**

3.5.1 Improve public transport accessibility

Traffic Pty Ltd has prepared an updated TMAP in satisfaction of the matters raised by the RTA and Council (**Amended Appendix 20**). Included in the TMAP are plans and details outlining existing and proposed public transport and bus services, (including location of bus stops), bicycle-ways and pedestrian linkages.

The internal roads have **not** been designed to accommodate bus services as accessible access to bus services are available less than 400m from the site along Canterbury Road (280m from the site). The Preferred Project Plans include a proposed bus stop located within Charlotte Street, adjoining the proposed Lot 1. Discussions have been held with the existing bus operators in the locality to assess the potential for route diversion to provide improved site accessibility – See TMAP for detail.



Parkview

Preferred Project, 60 Charlotte Street, Clemtown Park (Sunbeam Site)

The TMAP demonstrates pedestrian and bicycle linkages which included pedestrian crossings, extensive footpath system and possible future provision of a shared pedestrian/cycle path extending to Viking Street.

The main village street (New Alfred Street) has been designed as a shared zone. The opportunity for accidents would increase if bus services were to operate on these roads, detrimentally impacting on pedestrian access and safety within the site.

The village street is considered to be an active retail edge. The proposed footpaths link to recreational areas, visitor parking and building entries. Further, footpaths have been widened in certain zones to create alfresco outdoor dining to activate the streetscape, both during the day and at night. This urban landscape provides an opportunity for the local community to socialise, relax work and shop.

3.6 Construction Management

The Preferred Project includes a demolition management plan at **Appendix 42**.

3.7 Erosion and sediment control

No change

3.8 Ecologically Sustainable Development (ESD)

Cundall Pty Ltd has undertaken a further report in relation to ESD (**Amended Appendix 21**). It is relevant to note that in their opinion the Concept Application meets the relevant ESD requirements. Further, the report indicates that when each aspect of the Concept Plan is submitted for project approval, the relevant ESD requirements will be addressed and will be required to meet the specific provisions nominated by the consent authority at the time of determining such project applications.

The ESD initiatives are included within the amended statement of commitments at **Amended Appendix 38**.

3.9 Contributions

The Proponent notes that the contributions framework is to be negotiated with the Minister and/or Council as directed by the Minister. The proponent has advised the Council that the landscaped public open space on Lot 2 and over the supermarket, whilst available for public access and enjoyment (by way of a Section 88B or other covenant on title), will not be transferred to Council and will be privately owned and maintained. It has been agreed with Council that public access and enjoyment of this area will attach to it the relevant S94 offsets as if it were dedicated as public open space. In addition, the provision of other facilities and services, defined in Council's S94 Contribution Plan will be included, where relevant, as offsets to any S94 requirement.

Please refer to **Amended Appendix 16** for the amended Draft Planning Agreement



Parkview

Preferred Project, 60 Charlotte Street, Clemtown Park (Sunbeam Site)

3.10 Contamination

In response to the Department of Environment and Climate Change's (DECC) letter dated 16 January 2009, APP prepared a letter and the Site Auditor undertook an audit. A copy of both the letter and the audit report are attached at **Amended Appendix 22**. The Auditor's Report concludes:

"The site has undergone extensive remediation to make it suitable for the current and approved use, and I consider that it can be made or verified to be suitable for changed commercial or residential uses by following guidelines endorsed by EPA under the Contaminated Land Management Act and the procedures outlined in SEPP 55 Planning Guidelines.

The activities required to manage contamination issues in the site redevelopment are outlined on pages 21 and 22 of the Report. The Report concludes that prior to the commencement of site redevelopment:

"It is anticipated that an audit certifying suitability will be a condition of Development Consent and will be prepared following completion of the activities outlined in this letter."

There are numerous precedents in which Remediation of Land is treated as a Condition of Approval and in which prior to the issue of a Construction Certificate for below ground works the proponent is required to submit to the certifying authority a Remediation Action Plan (RAP) and hazardous materials survey. The RAP would be accompanied by a statement from a site auditor accredited by the Department of Environment and Climate Change to issue site audit statements.

3.11 Heritage

The proposed amendments as part of this Preferred Project Report will not alter the Heritage Assessment submitted as part of the EA.

The heritage site assessment submitted with the application concluded that (**Appendix 25 of EA**):

"it is considered that the buildings can be demolished and that there be: (a) an archival recording of the site prepared prior to demolition; and (b) a commemorative plaque and interpretative display erected at an appropriate location where it will receive maximum exposure, informing employees and visitors alike about the history of the site."

The preparation of the Archival recording typically comprises of the following 4 parts:

- a) A photographic record of the structures;
- b) Annotated architectural drawings which identify the various structures;
- c) A digital video of the relevant structures; and
- d) A voice over on the digital video which gives a brief history of the site and the structures and the process.

Items a; b and d would be carried out prior to the commencement of any demolition of the structures. The archival recording will be in accordance with Heritage Information Series Guidelines "How to prepared archival records of heritage items" and "Photographic



Parkview

Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

recording of heritage items using film or digital capture" issued by the NSW Heritage Office. A copy of the Archival recording is to be submitted to the Council for its records by the proponent to the satisfaction of the consent authority.

The Amended Statement of Commitment will include the preparation of archival recording and erection of a commemorative plaque.

3.12 Stormwater

No change

3.13 Flooding

Hyder Pty Ltd (see **Amended Appendix 23**) has undertaken a local drainage and flood modelling in response to issues raised by Sydney Water and Council pursuant to their earlier investigations (notwithstanding such affectation not having been included in the S149 Certificate). The affected floor area for Multiple Unit Seniors Housing has been redistributed to other building footprints located on Lot 2 and Building 5B as specified in the attached plans (see Amended **Appendix 8**).

The Comments and Conclusions of the Hyder Report (**Amended Appendix 23** page 11) are as follows:

- *"The proposed suspended slab concept building development while retaining existing ground levels within the southern open car park area (future Lot 5) would result in no significant increase in flooding;*
- *Under existing conditions informal flood storage in the northern portion of the site provides a significant flow reduction in the 100 year ARI event, and an associated reduction in downstream flooding along the Cup & Saucer Creek channel.*

With these findings in mind we provide the following additional comments:

- *The NSW Floodplain Manual (April 2005) defines floodway areas as:*

"those areas of the floodplain where a significant discharge of water occurs during floods. They are often aligned with naturally defined channels. Floodways are areas that even if only partially blocked would cause a significant redistribution of flood flow or a significant increase in flood levels."

This flood study indicates that up to the 100 year ARI event the proposed Lot 5 building development, which includes allowance for blockage due to potential debris build up around columns, would not result in a significant redistribution of flow or increase in flood levels. Therefore the proposed building is considered to be outside the Cup & Saucer Creek channel floodway

- *The location of the proposed Lot 5 building is within the 100 year ARI provisional low risk hydraulic hazard areas (as defined by the NSW Floodplain Manual, April 2005).*
- *The proposed Lot 5 building being located outside of the Cup & Saucer Creek channel floodway and within the provisional low risk hydraulic hazard area is not*



Parkview

Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

considered to be within environmentally sensitive land with respect to flooding, as referred to in Table 1 of SEPP SL 2004.

- *Although the ground floor of the proposed development on Lot 5 is above the PMF flood level, an appropriate Flood Emergency and Evacuation Plan will be required for the Lot 5 development.*
- *Being subject to flooding development details of the existing southern open car park area will require careful consideration. This current flood study assumes existing open fence types, ground levels and surface finishes are retained, and unobstructed flow paths remain unobstructed. Proposed changes to these existing conditions within the flood extents will require assessment as part of detailed design to confirm that any changes would not adversely impact on flood regimes.*
- *The development will require detention storage to mitigate potential adverse flood impacts. Meeting with Sydney Water to discuss this matter on 27 April 2009, Sydney Water*

3.14 Utilities

No change

3.15 Consultation

A Response to the Public Submissions is attached at **Appendix 40**.



Parkview

Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

4. ENVIRONMENTAL ASSESSMENT –SUBDIVISION & ROADWORKS (INCLUDING SERVICES)

No Change

5. ENVIRONMENTAL ASSESSMENT – BUILDINGS A AND B

5.1 Building A – Lot 1

5.1.1 Built form

Concerns relating to visual bulk and scale raised by DoP; Council and the general public, has resulted in amended plans for Lot 1 at **Amended Annexure 6**.

The proposed amendments include:

- The inclusion of an entry and a lift lobby to the Upper Level positioned near the proposed bus stop within Charlotte Street. The lift provides access to all retail levels and the 2 levels of carpark.
- Levels 2 and 3 proposed commercial use, have been re-orientated to be set back from Harp Street so as to reduce overshadowing to the nearby residences. It has also been rotated to reduce the appearance of bulk along New Alfred Street.
- There has been a slight reduction to the retail area and the floor space as well as the number of cars. This is due to a lift lobby being added and the re-orientation of the commercial premises on Levels 2 and 3. Refer to the attached area schedule for area info.

The proposed amendments as listed above, as well as the proposed façade treatment allows for visual relief reducing the perceived bulk and scale of the proposed building. The proposed building design utilises a range of building materials, vertical, horizontal and projecting elements. These allow for a highly articulated building, reinforced by appropriate landscaping which softens the building and screens the building mass from the street. The amended plans are not dissimilar to the existing building on site.

5.1.2 Landscaping and Tree Preservation

No change



Parkview

Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

5.1.3 Traffic and Transport

- **CAR PARKING**

The Director General’s Requirements seeks to reduce parking as far as possible, while promoting other (non-car) travel modes. However, it is considered that this desired outcome needs to be balanced against the practical reality that some car-dependent uses. (notably bulky goods uses) are car-dependent. Hence, there is a need to provide sufficient parking to ensure that on-street demands do not occur, which would have amenity impacts.

The amendments made in response to the pedestrian movement include an entry and lift lobby near the proposed bus stop at Charlotte Street resulting in a slight reduction to the floor space as well as the basement layout and car parking numbers. The amended carparking schedule per use is provided below:

Amended Table 17: Carparking schedule Lot 1

Lot	Use	Yield	Spaces Required	Spaces Proposed
1	Bulky goods	17,995m ² GLFA	430	448
	Recreational facility (Gym)	1,248m ²	93	93
	Shop (Specialty Retail)	1,254m ²	42	60
	Commercial	5,960m ²	146	146
Total			711	747

Source: Traffix Appendix 20

In addition, 49 bicycle spaces have been added. The design of car parking, loading and other facilities will comply with the planning and engineering standards required under Council’s DCP No. 20.

- **LOADING DOCK**

The amendments made in response to the acoustic privacy concerns raised by DoP; Council and the general public have, resulted in amended plans for Lot 1 at **Amended Annexure 6**.

The proposed amendments include an enclosed loading dock (acoustic screens) and a restriction on the loading and unloading hours as part of the Amended Statement of Commitments at **Appendix 38**.

- **PEDESTRIAN ACCESS**

In response to pedestrian assess / movement raised by DoP, resulted in amended plans for Lot 1 at **Amended Annexure 6**. The proposed amendments include:

- An entry and a lift lobby has been added to the Upper Level and is positioned near the proposed bus stop at Charlotte Street. The lift provides access to all retail levels and to the 2 levels of carpark.



Parkview

Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

- Canopy is shown along new Alfred street and charlotte street near the proposed bus stop
- Bicycle parking is shown on basement and lower level
- Dedicated bicycle lanes and proposed bus stops are shown

The amendments have resulted in improved pedestrian access and, together with the TMAP (pedestrian accessibility plan), provide appropriate and safe access to buildings.

5.1.4 Stormwater Management and Quality

No change

5.1.5 Noise

An Acoustic Assessment of the proposed loading dock has been conducted by Acoustic Logic and is attached at **Appendix 17 of the EA**. To address any further concerns, the amended Statement of Commitment at **Amended Appendix 38** includes mitigation measures to minimise environmental impact.

5.1.6 Energy and Water Efficiency

No change

5.1.7 Security

No change

5.1.8 Signage

No change

5.2 Building B – Lot 3

No modifications are proposed to this building. The plans at Amended **Appendix 30** also show the amended Landscape Plans with improved screen planting whilst the area schedule includes a correction as the residential floor area was incorrectly shown on the area schedule submitted as part of the EA.



Parkview

Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

6. CONCLUSION

Based on the Environmental Assessment as amended/supplemented by this Preferred Project Report, it is considered that the proposed Concept Plan Application and concurrent Project Application/s at No. 60 Charlotte Street, Clemton Park is consistent with all local regional and State planning objectives.

The proposed amendments as part of this PPR, adequately responds to the issues raised in those submissions made by relevant Government Agencies, the Department of Planning, Canterbury Council and the general public.

The potential environmental impacts referred to in the submissions, can be effectively ameliorated by the proposed mitigation measures recommended within the various consultant reports that have informed this report and are incorporated into the Statement of Commitments.

This Preferred Project Report concludes that subject to the implementation of the respective mitigation measures any significant impacts will be managed to the satisfaction of the Minister as the consent authority.



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APPENDIX 7

STAGING PLANS

Prepared by Marchese & Partners



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APPENDIX 8

ARCHITECTURAL PLAN - CONCEPT PLAN

Prepared by Marchese & Partners



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APPENDIX 9

CONCEPT PLAN - HEIGHT STUDY

Prepared by Marchese & Partners



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APPENDIX 10

VIEW ANALYSIS

Prepared by Marchese & Partners



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APPENDIX 11

CONCEPT PLAN – SHADOW DIAGRAMS

Prepared by Marchese & Partners



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APPENDIX 12

CONCEPT PLAN – MASSING MODEL

Prepared by Marchese & Partners



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APPENDIX 13

LANDSCAPE CONCEPT PLAN & STATEMENT

Prepared by Habitation



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APPENDIX 16

DRAFT VOLUNTARY PLANNING AGREEMENT

Prepared by Maddocks



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APPENNDIX 18

WIND STATEMENT

Prepared by Windtech



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APPENDIX 20

TRANSPORT AND ACCESSIBILITY STUDY TMAP

Prepared by Traffix



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APPENDIX 21

ENVIRONMENTALLY SUSTAINABLE DESIGN

Prepared By Cundall



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APPENDIX 22

CONTAMINATION

Prepared by APP and Environ



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APPENDIX 23

STORMWATER AND FLOOD MANAGEMENT REPORT

Prepared by Hyder



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Preferred Project, 60 Charlotte Street, Clemtown Park (Sunbeam Site)

APPENDIX 26

RETAIL/BULKY GOODS IMPACT ASSESSMENT

Prepared by Pitney Bowes



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Preferred Project, 60 Charlotte Street, Clemtown Park (Sunbeam Site)

APPENDIX 29
ARCHITECTURAL PLANS – PROJECT
APPLICATION LOT 1

Prepared by Buchan Group



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Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

APPENDIX 30
ARCHITECTURAL PLANS – PROJECT
APPLICATION LOT 3

Prepared by Marchese & Partners



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APPENDIX 38

DRAFT STATEMENT OF COMMITMENTS



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Preferred Project, 60 Charlotte Street, Clemtown Park (Sunbeam Site)

APPENDIX 39

RESPONSE TO DOP LETTER DATED 19 MARCH 2009

Prepared by WorleyParsons



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Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

APPENDIX 40

RESPONSE TO PUBLIC SUBMISSIONS

Prepared by WorleyParsons



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Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

APPENDIX 41

COPY OF GODDEN MACKAY LOGAN HERITAGE IMPACT STATEMENT



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EcoNomicsSM

Parkview

Preferred Project, 60 Charlotte Street, Clemton Park (Sunbeam Site)

APPENDIX 42

WASTE MANAGEMENT PLAN DURING DEMOLITION

Prepared by Metropolitan Demolitions



WorleyParsons

resources & energy

EcoNomics™

Parkview

Preferred Project, 60 Charlotte Street, Clemtown Park (Sunbeam Site)

APPENDIX 43

COMMERCIAL IN CONFIDENCE

LETTER FROM COLLIERS