



WorleyParsons

resources & energy

Incorporating
planning workshop australia

Infrastructure & Environment

Level 12, 141 Walker Street
North Sydney, NSW 2060
Telephone: +61 8923-6866
Facsimile: +61 8923-6877
www.worleyparsons.com
ABN 61 001 279 812

12 May 2009

Our Ref. No. 2071094

Attention: Mr Michael Woodland
Director
Urban Assessments
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Michael,

**RE: MP07_0106 REDEVELOPMENT FOR MIXED USES AT 60 CHARLOTTE STREET, CAMPSIE
(FORMER SUNBEAM FACTORY SITE)**

We appreciate the Department having organised the meeting held with officers of your Department (Jason Perica and yourself), Canterbury Council (General Manager and Planners), Davids Group representatives and consultants engaged by the proponent (WorleyParsons and APP). Your letter dated 19 March 2009 outlines the issues that we tabled at the meeting. This letter in reply and attachments is based on additional information that has been prepared by the respective expert consultants.

1. CONCEPT PLAN

- 1.1. **Supermarket** – we note your advice that the size of the proposed supermarket (albeit defined as 'shop' in the standardised planning template), is to be '*reduced to reflect a local convenience role*'... and '*... should service the local area only and not unduly impact the viability of surrounding centres.*' Davids Group has appointed Pitney Bowes as retail experts for the project. Their report addresses the specific issues nominated in your letter and is contained in full in **Appendix 26 of PPR**. The findings of the retail consultant confirm that the existing proposal and the proposed size of the 'supermarket' is of a size appropriate for a local convenience role. A shop/supermarket of the proposed size 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. The proposed size of supermarket redresses the significant shortfall in such space when measured against retail industry population standards. As such a reduction in size is not warranted on planning grounds.
- 1.2. **Height and Overshadowing** –The proponent for the application has instructed its architects to ensure that the proposal achieves the requirements specified for solar access in SEPP 65 and relevant Council guidelines. Additional drainage and flood modelling has been undertaken by Hyder Pty Ltd (**Appendix 23 of PPR**) in response to issues raised by Sydney Water and Council (notwithstanding the fact that no flood affectation was specified in the S149 Certificate). As a consequence of the findings of detailed modelling, the proposal has been amended and redistributed the gross floor area within the active 'floodway' to other building footprints as specified in the attached plans and area schedules (**Appendix 8 of PPR**). In so doing, Marchese and Partners Pty Ltd architects have undertaken detailed height, over-shadowing and solar access appraisals and amended the height and orientation of buildings proposed in the Concept and Project Application to satisfy Sydney Water requirements and to minimize overshadowing so as to achieve the relevant solar access requirements to buildings within the site and adjoining developments (**Appendix 11 of PPR**).
- 1.3. **Voluntary Planning Agreement** – The proponent has noted that the contributions framework is to be negotiated with Council. The proponent has advised the Council that the landscaped public



domain over the supermarket will be available for public access and enjoyment either by way of a Section 88B instrument or other covenant on title. It will be privately owned and maintained as requested by Council. It has been agreed in principle with Council the provision of this landscaped public domain 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 would count as offsets against S94 contributions.

1.4. Additional Information – Concept Plan

1.4.1. **Ecological Sustainable Development** – Cundall Pty Ltd have undertaken a further report in relation to ESD (**Appendix 21 of PPR**). It is relevant to note that in their opinion the Concept Application meets the relevant ESD requirements; that the nominated green star ratings and/or PILOT tools do not apply to the type and mix of buildings proposed. Furthermore, as each of aspects/part of the concept plan is submitted for project approval, compliance with the relevant ESD standards would be addressed having regard to the detailed design and at the time of determination of such project applications.

1.4.2. **Seniors Living** – refer to plans and area schedule included in **Appendix 8 of PPR** in response to the Hyder Pty Ltd flood modelling in **Appendix 23 of PPR**. The total amount of GFA and/or number of units allocated to Seniors Living is expressly nominated therein.

For the purposes of demonstrating access to support service needed for seniors living, Clause 26 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 were drawn on. It is noted that the seniors living component of the project forms part of the Concept Plan application and detailed design is not available at this stage, non the less an assessment of the support services available is provided below.

2. PROJECT APPLICATION

2.1. **Commercial Use** – The proponent has relied on its own appraisal of the commercial market at the date of lodgement of the application. Real estate advisors have been consulted (**Appendix 43 of PPR**). Market circumstances change and the proponent assumes the commercial risk associated with the commercial and other uses included within the application. At the present time and in the current economic conditions, the proponent is relying on staging of the proposal to provide it with the flexibility.

2.2. **Car Share** – The proponent will be guided by established precedents to be provided by the Department of Planning and/or RTA in other TMAP's and/or conditions of consent.

2.3. **Public Transport and Pedestrian Movement** – Traffix Pty Ltd have prepared an updated TMAP in satisfaction of the matters raised by the RTA and Council (**Appendix 20 of PPR**). Included in the TMAP are plans and details outlining existing and proposed public transport and bus services (including location of bus stops), bicycleways and pedestrian linkages. Consideration has been given to pedestrian safety within the site in the location of pedestrian crossings, footways and design of access and egress points to car park and loading areas so as to minimize conflicts between pedestrians and vehicles.

2.4. **Bicycle Paths and Parking** – these matters have been dealt with in the Concept Application and the specific project applications contained in **Annexure 3**. **Annexure 3** is a full list of amended plans submitted to the Department in response to the submissions by relevant authorities (including Council, Sydney Water and RTA). The bicycle pathways are shown on these Attachment 3 - Plans are contained within the updated TMAP – **Attachment 6**.

2.5. **Heritage** – the proposed detail for archival recording et al has been prepared is contained in **Section 3.11 of PPR**.



WorleyParsons

resources & energy

Incorporating
planning workshop australia

Infrastructure & Environment

Level 12, 141 Walker Street
North Sydney, NSW 2060
Telephone: +61 8923-6866
Facsimile: +61 8923-6877
www.worleyparsons.com
ABN 61 001 279 812

2.6. **ESD** – The ESD provisions in relation to the project application components of this project are contained in the Cundall Pty Ltd Attachment 5. As previously stated Cundall are of the opinion that the proposed Green Star –v1 (retail Centre), v3 (office as built) and Multi-unit residential Pilot tools are not appropriate.

The proponent recognises that as a consequence of the submissions by Sydney Water, Council and RTA, changes are required to the application as lodged. The proponent has prepared amended plans (Attachment 3) in response to submissions and issues raised in your letter. These amended plans are submitted and included as part of a Preferred Project Report.

Yours Sincerely

Sonja Lyneham
Director Strategy and Approvals
WorleyParsons