

Part 3A

Preliminary Environmental Assessment

Frasers Broadway

Construction of a Residential Building (Block 2)

Submitted to
Department of Planning
On Behalf of Frasers Broadway Pty Ltd

April 2009 ■ 09112

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Appendices

A	Concept Plan Approval <i>Department of Planning</i>
B	Site Plan <i>Johnson Pilton Walker</i>
C	Architectural Drawings (Block 2) <i>Atelier Jean Nouvel</i>

1.0 Introduction

This preliminary environmental assessment is submitted to the Department of Planning (hereafter referred to as 'the Department') to assist the Director General in determining the level and scope of the environmental assessment required to accompany a project application for the construction of a residential building with ancillary retail uses on Block 2 and associated public domain and landscaping works including the introduction of 'terraces' at the Frasers Broadway site (formally known as the CUB site).

The preliminary assessment has been prepared on behalf of the applicant, Frasers Broadway Pty Ltd ABN 50 122 575 286, by JBA Urban Planning Consultants Pty Ltd, and is based on information provided by Frasers Broadway Pty Ltd.

This preliminary assessment includes the following information relevant to the proposal:

- a background to the proposal;
- site description;
- a description of the project;
- existing planning provisions applying to the site; and
- identification of the environmental issues associated with the project.

1.1 Project Background

On 9 February 2007, the Minister for Planning granted Concept Plan approval for the redevelopment of Frasers Broadway. The approval provided for the following:

- The layout of development into 11 development blocks, a major new park, and other areas of open space and street layout.
- Land uses across the site and for specific blocks/floor levels where specified.
- Built envelopes including floor plates and maximum heights.
- Maximum floor space (GFA) within each development block and a total 235,000m² GFA across the site.
- Retention of a range of heritage items of significance.
- Street hierarchy for specific streets (including road and pavement widths and provision for bicycles).
- Landscape concept.
- Access arrangements and car parking based on the recommended rate and the assumed dwelling mix.
- Storm-water management concept.
- Voluntary Planning Agreements and Statement of Commitments.

Demolition/Recycling Project Application

In March 2008 the DoP granted consent for demolition and recycling works on the Frasers Broadway site. The works approved under this consent were completed in December 2008.

Remediation and Transitional Works Application

Consent (mp_07_0163) has also been granted to undertake remediation works on the site. The works approved include the removal of a layer of contaminated fill and the installation of a barrier wall along the southern boundary of the site which will prevent the continued cross flow of contaminated groundwater onto the site. The works under this consent are expected to commence late November 2008.

A modification to this consent, made under Section 75W of the Act, was approved by the Minister on 6 November 2008. The modification allows for the revised staging of the remediation works.

Concept Plan Modification Application

In July 2008, Frasers Broadway Pty Ltd submitted an application to the Minister proposing the following modifications to the approved concept plan:

- reconfiguration of the development blocks on the site;
- an increase in the amount of public domain on the site;
- alterations to the building massing across the site;
- a 22,500m² increase in floor space across the site;
- a change in the mix of uses on the site (increase in commercial floor space and decrease in residential floor space);
- installation of sustainable infrastructure including a tri-generation plant and a black water treatment plant; and
- combined basements.

The modification application was approved by the Minister in February 2009 (See **Attachment A**). It is noted that the proposed works in this application are consistent with the modifications made to the concept plan.

2.0 The Site

2.1 Site Location and Context

Frasers Broadway is located on the southern edge of the Sydney Central Business District (CBD). As shown in **Figure 1**, the site is in close proximity to Central Station, Broadway Shopping Centre and the University of Technology, Sydney.

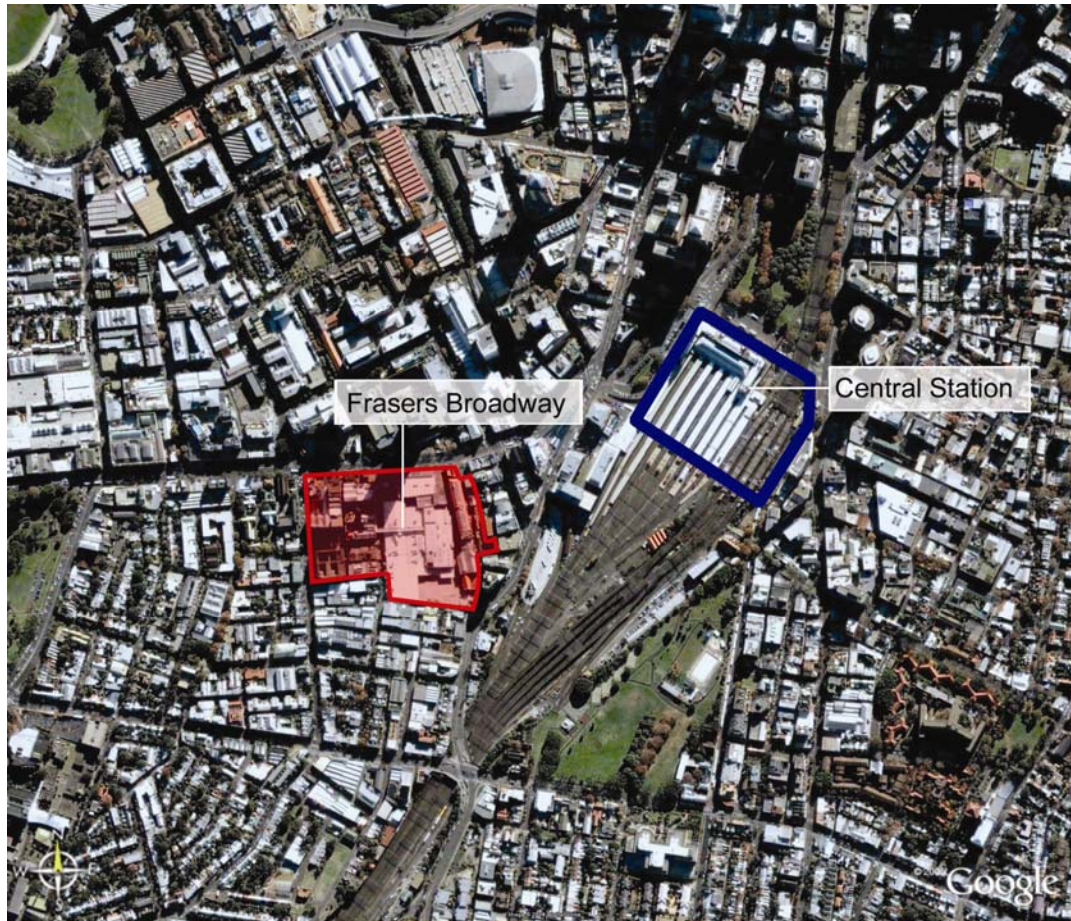


Figure 1 – Locality Plan

2.2 Land Ownership and Legal Description

As shown in **Figure 2** below, Block 2 is owned by Frasers Broadway.

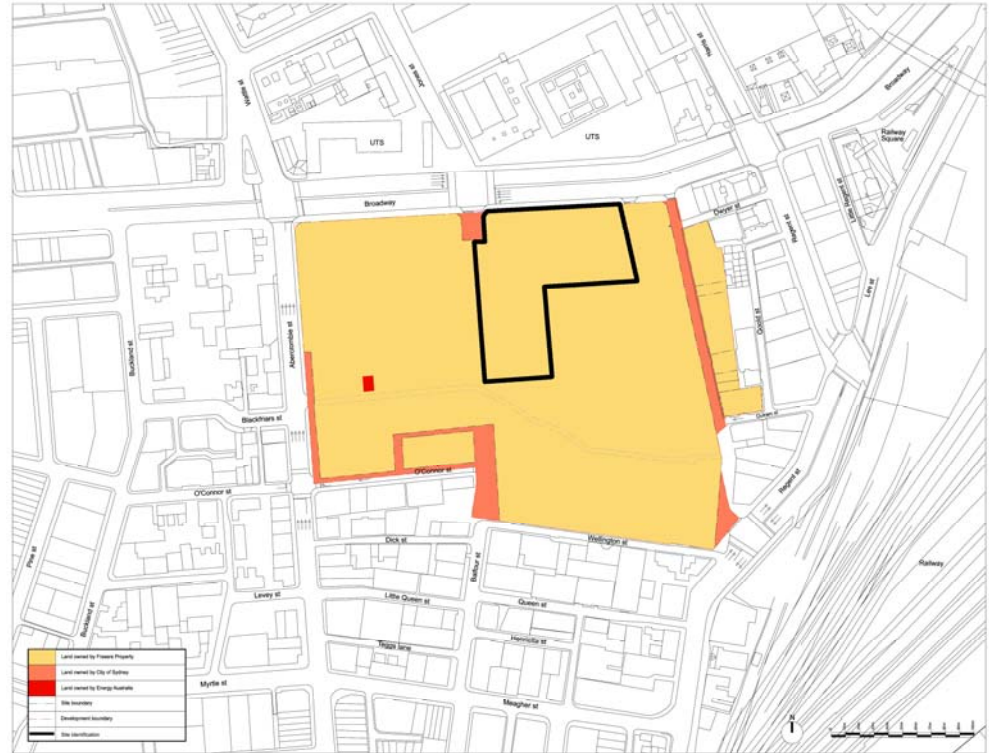


Figure 2 - Site Plan and ownership (application boundary line shown in solid black line)

2.3 Site Description

The Frasers Broadway site has an area of approximately 5.8 hectares. However this application only relates to Block 2 as shown on the Site Plan at **Appendix B** and in **Figure 2** above which have an area of 5,923.8m².

Originally the Frasers Broadway site was occupied by several buildings associated with the site's former use as a Brewery (see **Figure 3**). Many of these buildings have now been demolished to ground level such that much of the site now comprises a concrete slab (see **Figure 4**). The 33 heritage items identified in the Concept Plan area are being retained and protected.

Of relevance to this application is the Tooth & Co Brewery Gate on the Broadway frontage adjacent to Block 2.



Figure 3 – Aerial view of the site prior to commencement of demolition works



Figure 4 - Aerial view of the site showing extent of demolition works undertaken to date

3.0 Project Description

3.1 Project Overview

This application seeks consent for:

- Construction of a new residential building with ancillary retail uses on Block 2, accommodating:
 - 52,641m² of residential floor space;
 - 15,169m² retail floor space;
- Construction of terraces (landscaped platforms) which rise from the plaza to the podium levels of the new building on Block 2; and
- Construction of the surrounding public domain.

It is noted that the proposed works in this application are consistent with the modifications sought to the approved concept plan.

3.2 Scope and Staging of the Proposal

Residential Building

Atelier Jean Nouvel has designed the residential building that is proposed to be constructed on Block 2. The building will comprise 68,000m² of gross floor area (GFA), including 15,169m² of retail GFA, and will rise to a height of 133.0m AHD. The building is proposed to accommodate approximately 160 serviced apartments and 473 apartments. Retail uses will be provided at lower ground, ground and Level 1, with a supermarket of approximately 3,385m² at lower ground level. The retail uses at ground level are located to provide maximum activation of the surrounding streets, as shown on the ground floor plan at **Appendix C**. Level 2 will accommodate a 'café court', and Level 3 will accommodate recreational and gym facilities. An indicative image of what the proposed building will look like is shown in **Figure 5**.

The proposed residential building is consistent with the modified Concept Plan envelope.



Figure 5 – An impression of the proposed residential building on Block 2 as viewed from the main park

Source: Atelier Jen Nouvel

Sustainability Measures

In the redevelopment of the site, Frasers Broadway is targeting a range of sustainability outcomes and as such will be seeking to maximise Green Star points to ensure a high overall Green Star rating of the development.

3.3 Capital Investment Value

The estimated cost of carrying out the proposed works is \$238,903,523. This figure will be confirmed when the Environmental Assessment Report is submitted through a Quantity Surveyor Cost Report.

4.0 Relevant Planning Instruments, Controls and Approvals

4.1 Overview of Planning Instruments Applying to the site

The site is currently within the 'City Edge Zone' under the Sydney Local Environmental Plan 2005.

The site is to be rezoned via inclusion on Schedule 3 of State Environmental Planning Policy (Major Projects) 2005 to Zone B4 - Mixed Use. Residential and retail uses are permissible in the Mixed Use zone

The proposed works are permissible with the approval of the Minister under Part 3A.

4.2 Concept Plan Approval and Statement of Commitments

In February 2009 the Minister approved a modification application in relation the Frasers Broadway Concept Plan subject to conditions (see **Attachment A**). The conditions below are considered to be specifically relevant to this project application.

Part A Conditions:

- A1 – Gross Floor Area Controls
- A2 – Gross Floor Area Calculations
- A3 – Design Excellence
- A5 – Street Activation
- A6 – Publicly Accessible land
- A7 – Additional Public Benefits

Part B Conditions:

- B5 – Parking Rates
- B8 – Infrastructure (Road)
- B14 – Staging of Development

In addition to the above conditions of consent, the following commitments have been made within the Concept Plan Modification Application are considered to be relevant:

- Commitments 2 & 3 – Design Excellence
- Commitment 19 – Community engagement
- Commitment 20 – Heritage
- Commitment 22 – Archaeology
- Commitment 23 – Land Use Integration
- Commitment 25 – Environmental Sustainable Development
- Commitment 32 – Stormwater Quantity Management

- Commitment 33 – Detention
- Commitment 53 – Infrastructure and Services
- Commitment 54 – Stormwater Management Plan
- Commitment 55 – Sewer
- Commitment 59 – Electricity
- Commitment 63 – Construction Management
- Commitment 64 – Staging

5.0 Consultation

Stakeholders from local and state government, cultural and community industries, and the local community have been consulted, and their respective submissions were taken into consideration in the determination of the Concept Plan and are currently being considered as part of the proposed modified Concept Plan assessment process.

Frasers Broadway Pty Ltd have commissioned Elton Consulting to facilitate community consultation for this project. Elton Consulting regularly update the Frasers Broadway website <http://www.frasersbroadway.com.au/broadway> and regularly issue newsletters to relevant stakeholders.

Further consultation with public agencies and the community will occur as part of the assessment and determination of the project application.

6.0 Preliminary Assessment

It is requested that the Director General issue the requirements for an environmental assessment to accompany a Project Application for the proposed development.

The requirements will identify the key issues to be addressed, the level of assessment required in relation to these issues and any other requirements in accordance with the environmental assessment guidelines.

The information below has been prepared to assist the Director-General in identifying the general requirements and key environmental issues associated with the project.

6.1 Compliance with Statutory Plans

Approvals and Permits

In the absence of the provisions of Part 3A of the EP&A Act, the proposed development may have required approvals and permits under the following Acts:

- *Heritage Act 1977*
- *Water Act 2000*

The relevant agencies will be consulted during the preparation of the environmental assessment.

Matters of National Environmental Significance

There are no known matters of national environmental significance on the site.

7.0 Key Environmental Impacts

The key environmental considerations associated with the proposed development are as follows:

- Urban Design
- Residential Amenity and SEPP 65
- Solar Access
- Heritage
- Sustainability
- Noise and Vibration
- Air Quality
- Water Quality
- Traffic
- Construction Management

Urban Design

The design of the proposed building has been subject to several reviews by the Design Integrity Panel and other key stakeholders. The EAR will outline the rationale behind the design and will demonstrate the proposals consistency with the approved Concept Plan (CP) (as modified) and the relevant SEPP controls.

It is proposed that green walls, or vertical gardens, will form part of the facade on the proposed building on Block 2. These green walls consist of supporting framework, a substrate to support vegetation and an irrigation and nutrient system, and will have an area of approximately 1,000m². In addition to the Patrick Blanc designed vertical gardens the proposal includes a significant extent of horizontal planters and vertical vines grown on wires utilising green wall technology. Details of the green walls, including proposed plant specifications, will be submitted with the EAR.

The proposed terraces will rise from the main park to the podium levels of the building on Block 2, providing a direct link from the public domain over Tooth lane. These are indicatively shown in **Figure 6** overleaf. Architectural and landscape drawings, in association with photomontages and other perspective modelling, will demonstrate the suitability of the proposed terraces and how they will interact with the proposed main park and building on Block 2.

Residential Amenity and SEPP 65

The design of the proposed buildings will provide high levels of residential amenity, due to their orientation, access to sunlight, outlook, opportunities for ventilation and provision of appropriate floor to ceiling dimensions and minimum apartment sizes. Furthermore the provision of appropriate building separation between the proposed and surrounding buildings, as determined in the CP (as modified), also will contribute to residential amenity. The EAR will include an assessment of the proposed buildings against the relevant provisions of SEPP 65.



Figure 6 – Illustration of the proposed ‘terraces’

Heritage

As the proposal involves construction in the vicinity of existing heritage items a qualified heritage consultant will be engaged to review the proposed design and construction methodology. The consultants report will outline compliance with the CMP applying to the site and the Frasers Broadway Concept Plan.

Sustainability

Frasers are committed to achieving sustainability standards that are beyond what has been achieved on other Australian development sites. In order to achieve this all residential buildings on the site will achieve, as a minimum, a 5 star Green Star rating using the Residential rating tool which is currently being piloted. If the required infrastructure is approved, Frasers believe that they will be able to achieve a 6 star Green Star rating across the Frasers Broadway precinct.

Features of the proposed building are:

- Solar collectors on the roof;
- External shading on the facade;
- Rainwater collection and reuse;
- High levels of natural daylight;
- Natural ventilation in parts of the building; and
- Green roof and green walls.

The above features will enhance the benefits which will be achieved through the use of a tri-generation plant and a blackwater treatment plant.

Wind Impact

The application will be accompanied by a Wind Impact Assessment which will demonstrate how wind impacts associated with the introduction of the new buildings will be mitigated and managed through detailed design and articulation of the building.

Reflectivity

As the proposed design includes a glass façade, the project application will be accompanied by a reflectivity assessment which will demonstrate that the proposed materials will not generate any harmful glare for pedestrian or vehicular traffic along surrounding streets.

Water Quality

The proposed works have the potential to affect water quality by way of stormwater run-off and increased sedimentation. It is proposed that the E&CMP will address these issues, including:

- existing stormwater drainage location including downpipes, connection and discharge points;
- potential for water pollutants to be generated;
- measures taken to collect, store and treat stormwater;
- materials storage areas;
- management methods to ensure that sediment is not transported from the site;
- monitoring proposals; and
- preparation of erosion and sediment control plans.

Traffic

The impact of the traffic generated by the development will be assessed in a Transport Assessment to accompany the EAR. The report will address the following issues amongst others:

- the anticipated daily and peak traffic movements to be generated by the development including the impact on nearby intersections and the surrounding road network.
- assessment of the suitability of the proposed basement layout / design;
- assessment of the proposed car/truck parking and loading dock provisions in terms of adequacy to accommodate demand;
- assessment of the layout of car parking areas in terms of compliance with relevant standards; and
- proposals for pedestrian and cycle access.

Construction Management

In order to ensure that the site is developed in an orderly manner with minimal impact on surrounding residential properties, an outline of a Construction Management Plan will be submitted with the application which will discuss:

- construction hours;
- erosion and sediment control measures; and
- site management including the public and pedestrian safety, access points for construction, construction vehicles and storage of materials.

8.0 Conclusion

The information contained in this preliminary assessment is to assist the Director General in determining the level and scope of any requirements for an environmental assessment to accompany a project application for the construction of a residential building on Block 2 at Frasers Broadway.

Having regard to the above and in accordance with provisions in Part 3A of the EP & A Act, it is requested that the Director General issue the environmental assessment requirements for the Project Application.