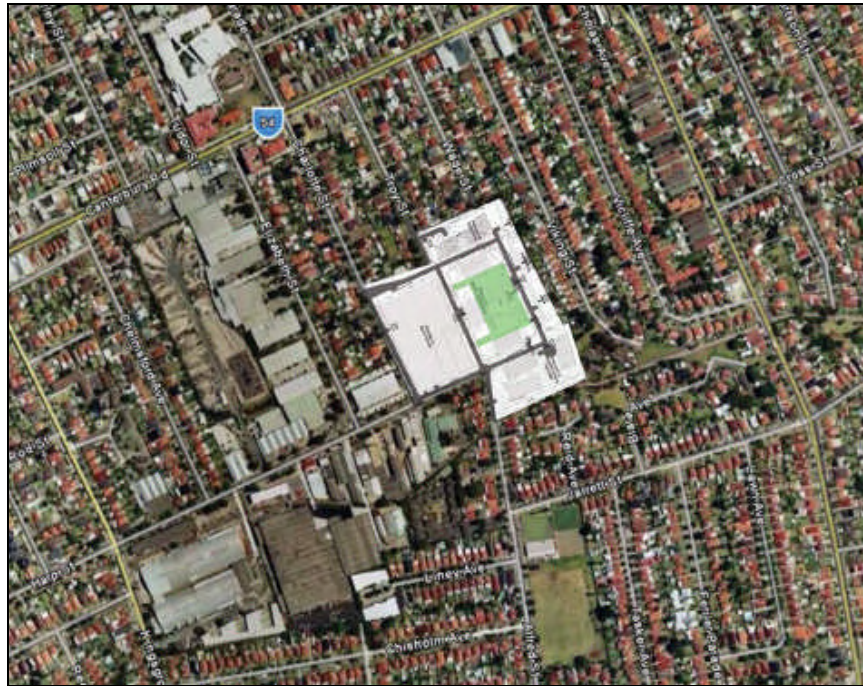


ENVIRONMENTAL ASSESSMENT



CONCEPT PLAN AND PROJECT APPLICATION UNDER PART 3A OF THE EP&A ACT 1979 AT 60 CHARLOTTE STREET, CLEMTOWN PARK

Prepared for

Parkview Sydney Developments



By



planning workshop australia

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3.	S149(2&5) Certificate	Canterbury Council
4.	Existing Site Survey	Dunlop Thorpe
5.	Site Analysis Plan	Marchese & Partners
6.	Subdivision Plans	Dunlop Thorpe
7.	Staging Plans	Marchese & Partners
8.	Architectural Plan - Concept Plan	Marchese & Partners
9.	Concept Plan - Height Study	Marchese & Partners
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11.	Concept Plan – Shadow diagrams	Marchese & Partners
12.	Concept Plan – Massing Model	Marchese & Partners
13.	Landscape Concept Plan	Habitation
14.	Infrastructure Provisions Plan and report	Hyder
15.	QS cost estimate	WT Partners
16.	Draft Planning Agreement	Maddocks
17.	Noise Impact Assessment	Acoustic Logic
18.	Wind Statement	Windtech
19.	Crime Prevention Through Environmental Design	PWA
20.	Transport and Accessibility Study	Traffix
21.	ESD Report	Cundall
22.	Contamination Report	APP
23.	Stormwater and Flood Management Report	Hyder
24.	Existing Utilities plan and Report	Hyder
25.	Heritage Site Assessment	PWA
26.	Retail/ Bulky Goods Impact Assessment	MacroPlan
27.	Draft Sub Regional Strategy	PWA
28.	Community Consultation	Elton
29.	Architectural Plans – Project Application Lot 1	Buchan Group
30.	Architectural Plans - Project Application Lot 3	Marchese & Partners
31.	"Clemton Park Village" Design Verification Statement – Lot 3	Marchese & Partners
32.	SEPP 65 Residential Flat Code: Lot 3	Marchese & Partners
33.	BASIX Certificate for Project Application Lot 3	Cundall
34.	SEPP 64 Assessment Table	PWA
35.	Waste Management Plan	JD Macdonald
36.	Construction Management Plan	DavidsGroup
37.	Canterbury Council DCP Compliance Tables	PWA
38.	Draft Statement of Commitments	All

**CERTIFICATION
SUBMISSION OF ENVIRONMENTAL ASSESSMENT (EA)
PREPARED UNDER
THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979, PART 3A**

This Environmental Assessment (EA) is for a mixed use development including subdivision as described in detail within **Section 1.4** of the Executive Summary and **Section 4.2** within the EA at No. 60 Charlotte Street, Clemton Park. The proposed uses include the following:-

USE	DEFINED PURSUANT TO:
Commercial premises	Canterbury PSO
Bulky Goods premises	Standard Instrument (Local Environmental Plans) Order 2006
Multiple Unit housing (including but not limited to seniors living)	Canterbury PSO
Seniors living	Canterbury PSO
Child care centre	Canterbury PSO
Fruit Shop	Canterbury PSO
Recreation facility (Gym)	Canterbury PSO
Shop	Canterbury PSO
Medical Centre	Standard Instrument (Local Environmental Plans) Order 2006

The proponent requests that the Minister determines the proposal under **Section 75P(1)(c)** and grants an approval under **Section 75J**. The proposed project is to be carried out on land consisting of:

- Lot 1 DP 721721; and
- Lot A DP 431356

The reports and documentation comprising the Concept Plan and Project Applications include certified reports by specialist consultants appointed by Parkview Sydney Developments (the proponent). These specialist reports and documentation are provided in whole in relevant Appendices of the Environmental Assessment and include:

PLANS & REPORTS	PREPARED
Land Survey (October 2006) and Subdivision Plans (October 2008)	Dunlop Thorpe & Co. Pty Ltd
Site Analysis Plan (September 2008); Staging Plan (September 2008); Concept Plans Levels B,1-8 and Roof Level and Sections 1 and 2; Height Study (September 2008); View Analysis 1-3 (September 2008); Shadow Diagrams (September 2008); and Massing Model –North, East, South and West (September 2008)	Marchese + Partners + International
Landscape Plans 1-8 (September 2008)	Habitation
QS cost estimate (April 2008 and September 2008)	WT Partners
Masterplan – Environmental Noise Assessment Child Care Centre - Environmental Noise Assessment (September 2008)	Acoustic Logic
Pedestrian Wind Environment Statement (September 2008)	Windtech
Retail and Bulky Goods Economic Impact Assessment (September 2008)	Macroplan
Traffic Impact Assessment - Concept Plan Report (October 2008) Traffic Impact Assessment - Project Application for Lot 1 (October 2008) Traffic Impact Assessment - Project Application for Lot 3 (October 2008)	Traffix

Stormwater and Flood Management Report (October 2008)	Hyder Consulting
Infrastructure Report and Plan (October 2008)	
Utilities Investigation Report (September 2008)	
ESD Report (September 2008)	Cundall
BASIX Certificate for Lot 3	
Waste Management Plan (October 2008)	JD Macdonald
Contamination Report and Remediation Proposal (June 2003 and September 2008)	URS and APP Corporation
Construction Management Plan (October 2008)	DauidsGroup
Draft Planning Agreement	Maddocks
Draft Statement of Commitments	Specialist consultants where relevant

Planning Workshop Australia, in preparing this environmental assessment, has relied on information from the respective specialist consultants engaged by the proponent and does not, and cannot accept responsibility for any errors or omissions in the material prepared and provided by the specialist consultants. Each of the specialist consultants were issued with the Director General Requirements (DGR's) and prepared reports in response to the DGR's.

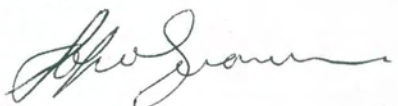
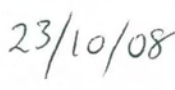
The specialist consultants have certified that the contents of their respective plans and reports are true in all material particulars and do not intentionally, by presentation or omission of information, materially mislead. In addition the specialist consultants have certified that they have prepared the contents of the respective plans and reports in accordance with **Section 75E** of the Environmental Planning and Assessment Act 1979.

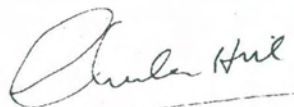
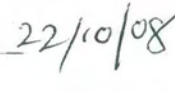
This Environmental Assessment Report has been prepared in accordance with Section 75F of the Environmental Planning and Assessment Act, 1979, based on the reports cited above, which have been certified by these parties as being true in all material particulars and do not by presentation or omission of information materially mislead.


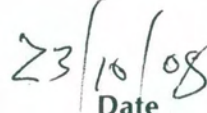
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1. EXECUTIVE SUMMARY

- 1.1 This Environmental Assessment (EA) has been prepared by Planning Workshop Australia on behalf of Parkview Sydney Developments to accompany a Concept Plan Application and Project Application/s to be lodged with the Director-General of the Department of Planning, in accordance with **Part 3A Division 3 Section 75M(3A)** and **Section 75E** of the Environmental Planning and Assessment Act 1979 (the EP & A Act).
- 1.2 The Minister “formed the opinion on 20 December 2007 that the proposal is a Project to which Part 3A of the Act applies” and authorised the submission of a Concept Plan pursuant to Section 75M of the Act within the letter dated **11 January 2008** attached at **Appendix 1**.
- 1.3 The site is legally described as **Lot 1 DP 721721 and Lot A DP 431356**, and is known as No. 60 Charlotte Street, Clemton Park (Former Sunbeam Factory Site). The site is located within the Canterbury Local Government Area (LGA), New South Wales and has a site area of **54,846m²**. The subject site is zoned **4(b) Light industrial** pursuant to the Canterbury Planning Scheme Ordinance (CPSO).
- 1.4 The proponent seeks the Minister’s approval 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 87,332m²) 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 **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**);
 - 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 development on Lots 1 /or 3 (See **Appendix 14**);
 - d) Development on Lot 1 for bulky goods premises, 30,367m² of floor space and ancillary car parking and other services (refer to Architectural plans and schedules at **Appendix 29**);
 - e) Development on Lot 3 for multiple unit housing (including strata subdivision for 58 units), comprising 5,897m² 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 **Appendix 30**).
- 1.5 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 of a applications assessments or determinations are required in relation to those aspects identified above within ‘Item 2 Project Application/s’ **Section 75P(1)(c)** and approve under **Section 75J**. This will enable

these aspects to proceed directly to application for registration of subdivision and construction certificate application.

1.6 This EA includes:

- the plans and documentation for which Ministerial approval is sought, including overall **Concept Plan** drawings in **Table A** and **Project Application/s Plans for Stage 1 (Lots 1 and 3)** in **Table B**.

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	B	01 October 2008
DA2.02	Concept Plan Level B	B	01 October 2008
DA2.03	Concept Plan Level 1	B	01 October 2008
DA2.04	Concept Plan Level 2	B	01 October 2008
DA2.05	Concept Plan Level 3	B	01 October 2008
DA2.06	Concept Plan Level 4	B	01 October 2008
DA2.07	Concept Plan Level 5	B	01 October 2008
DA2.08	Concept Plan Level 6	B	01 October 2008
DA2.09	Concept Plan Level 7	B	01 October 2008
DA3.01	Concept Plan Sections 1	B	01 October 2008
DA3.02	Concept Plan Sections 2	B	01 October 2008
Landscape plans prepared by Habitation			
08-062 L01	Landscape concept master plan	E	29 September 2008
08-062 L04	Park Concept Plan	C	29 September 2008
08-062 L05	Indicative Plant schedule	A	29 September 2008
08-062 L06	Indicative Plant Schedule	A	29 September 2008
08-062 L07	Typical Landscape construction details	A	29 September 2008
08-062 L08	Tree Retention Plan	A	29 September 2008

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
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
Buchan Group Plans: Lot 1			
Project Approval			
DA-101	Basement Level Plan	H	30 September 2008
DA-102	Lower Level Plan	H	30 September 2008
DA-103	Upper Level Plan	H	30 September 2008
DA-104	Level 1 Plan	H	30 September 2008
DA-105	Level 2 Plan	G	30 September 2008
DA-106	Level 3 Plan	G	30 September 2008
DA-107	Roof Plan	G	30 September 2008
DA-200	Sections	G	30 September 2008
DA-300	Elevations	G	30 September 2008
CP0350	Retail signage	A	October 2008
Marchese and Partners Plans: Lot 3 (including proposed strata subdivision of 58 units architectural plans serve as a draft strata subdivision plan)			
Project Approval			
DA2.10	Lot 3 Site Plan	B	24 September 2008
DA2.11	Lot 3 Level B	B	24 September 2008
DA2.12	Lot 3 Level 1	B	24 September 2008
DA2.13	Lot 3 Level 2	B	24 September 2008
DA2.14	Lot 3 Level 3	B	24 September 2008
DA2.15	Lot 3 Level 4	B	24 September 2008
DA2.16	Lot 3 Roof Level	B	24 September 2008
DA3.03	Lot 3 Sections	B	24 September 2008
DA4.01	Lot 3 Elevations	B	24 September 2008
Habitation Plans: Lot 1 and Lot 3			
Project Approval			
08-062 L02	Precinct B landscape Plan	D	29 September 2008
08-062 L03	Precinct A landscape Plan	C	29 September 2008

- the environmental assessment, comprising this report and the specialist consultant assessment reports and documents referenced in the certification section of this report; and
- a draft Statement of Commitments, to suitably mitigate any significant potential adverse environmental impacts arising from the development.
- a draft Voluntary Planning Agreement is being prepared by the proponent. The draft Voluntary Planning Agreement prepared by Maddocks is attached at **Appendix 16**.

- 1.7 Relevant heads of consideration are addressed within **Sections 6, 7 and 8** of this EA as required by the DGR's and specified in **Table 6** herein.
- 1.8 This EA concludes in **Section 9** that subject to the mitigation measures (including Statement of Commitments in **Appendix 38**) any significant adverse impacts would be managed and mitigated to the satisfaction of the Minister as the consent authority.
- 1.9 It is considered that the Minister for Planning may reasonably form the opinion that the proposed development satisfies the objectives of the EP&A Act, Environmental Planning Instruments, Development Control Plans and other policies and guidelines that may be relevant to the project.

2. INTRODUCTION

The subject site is located at No. 60 Charlotte Street, Clemton Park. The subject site encompasses two lots legally described as Lot 1 DP 721721 and Lot A DP 431356, as illustrated in **Figure 3 & 4**. Lot 1 has an area of 43,051m² and Lot A has an area of 11,795m² with a total area of 54,846m². (See **Appendix 4** for an existing site survey). The site is zoned **4(b) light industrial** pursuant to CPSO.

The **Concept Plan** application seeks approval for use (including total floor space of 87,332m²) and building envelopes (including allocation of floorspace by use, indicative numbers of units, height and building footprints), road layout and landscaping across the subject site. Submitted concurrently with and as part of the Concept Plan are **Project Application/s** as specified within **Section 4.2** of this EA.

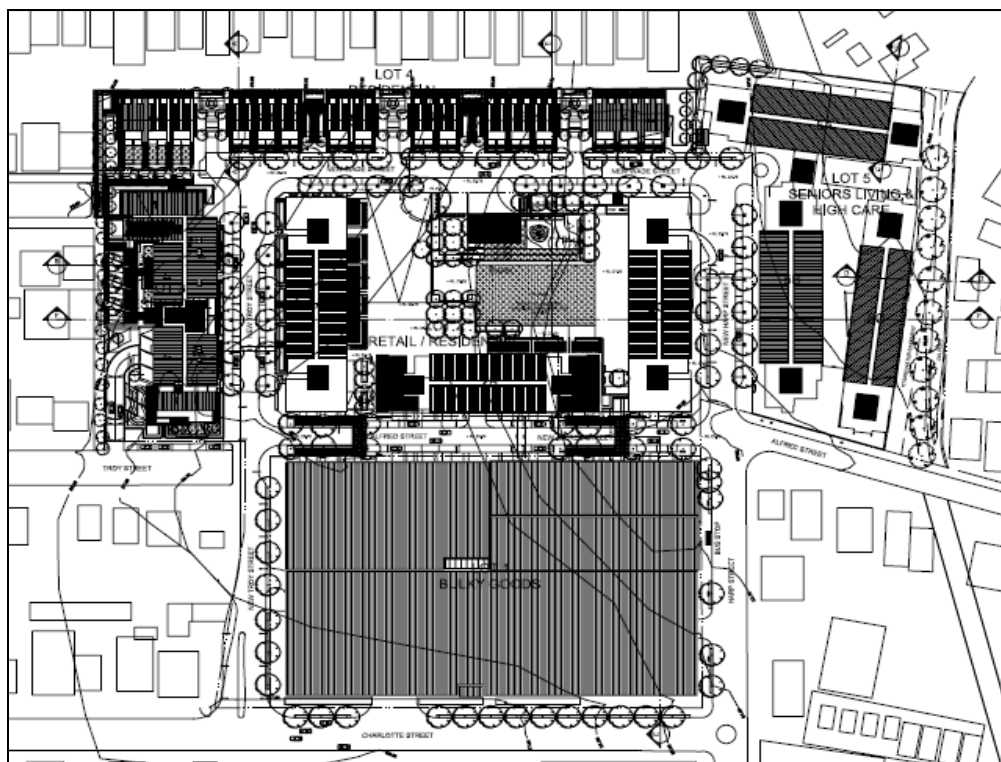


Figure 1: Concept Plan

The proposal is estimated to have a capital investment value in excess of **\$297,800,000.00** as detailed in the attached report prepared by WT Partnership at **Appendix 15**.

This site has been vacant for several years and holds the opportunity for the revitalization of the area as a whole. The proposal responds to the desire to develop a currently vacant site within the industrial area of Clemton Park. 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.

This EA has been prepared for the Concept Plan as well as the Project Application described above.

3. SITE CONTEXT

3.1 Site Location and description

The site is the former Sunbeam Factory site at No. 60 Charlotte Street, Clemton Park (**Photograph 1**) and **Figure 2**.



Photo 1: The former Sunbeam Factory site, Harp Street, Clemton Park.

The site is located within the suburbs of Clemton Park and Campsie, in the Canterbury Local Government Area (LGA). The site is approximately 1.2 km south of the Campsie town centre and approximately 250m south of Canterbury Road.

The site is bordered by Charlotte Street to the West of the site, and Troy Lane, Troy Street and Sunbeam Lane to the North. Harp Street curves around to border the south west of the site (**Figure 2**).

The site encompasses two lots legally described as Lot 1 DP 721721 and Lot A DP 431356, as illustrated in **Figure 3 & 4**. Lot 1 has an area of 43,051m² and Lot A has an area of 11,795m² with a total area of 54,846m². (See **Appendix 4** for an existing site survey).

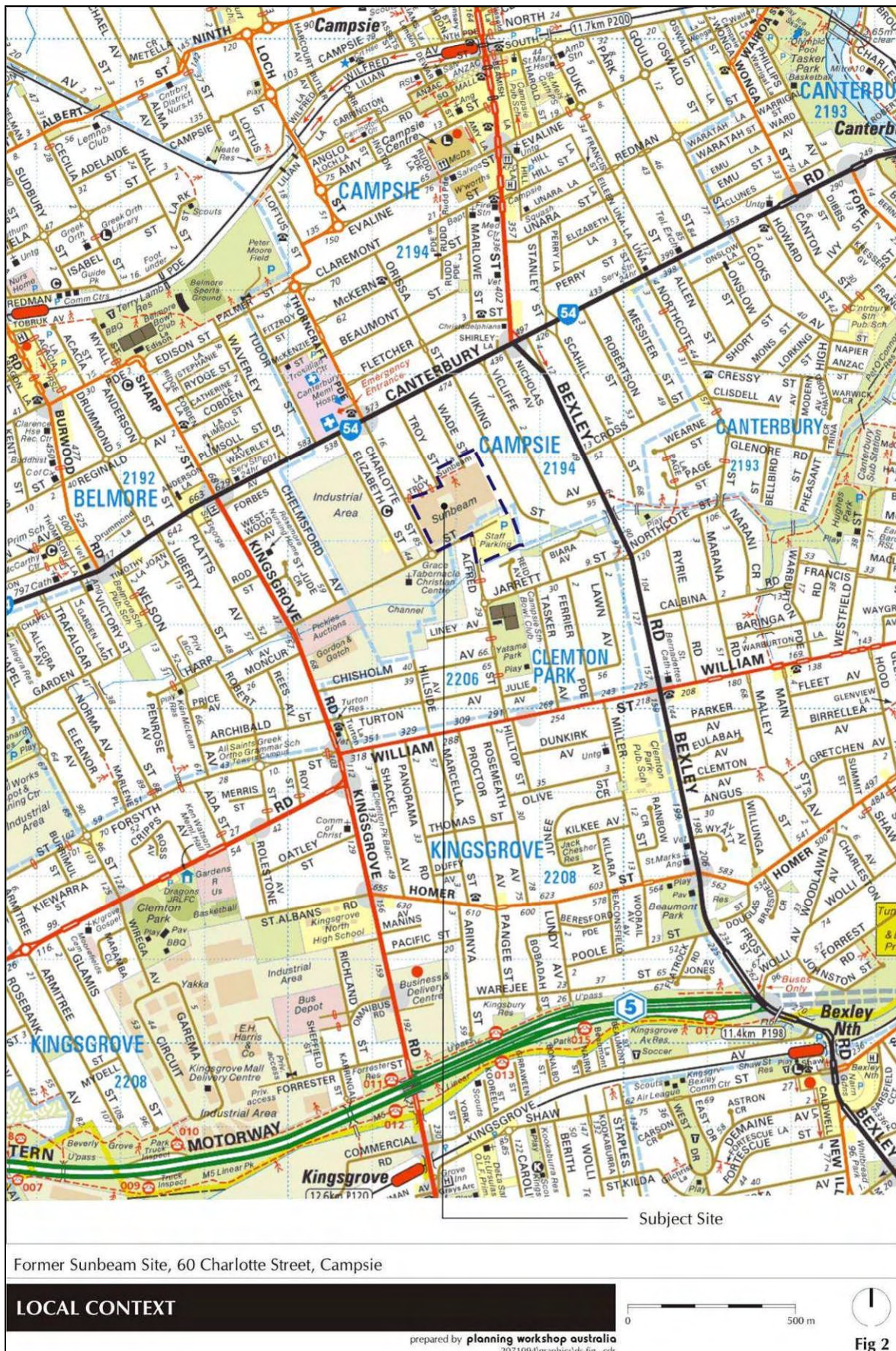


Figure 2: Local Context