



# Planning

**MAJOR PROJECT ASSESSMENT  
MP 07\_0106  
Mixed Use Development at  
The Former Sunbeam Factory site,  
60 CHARLOTTE STREET, CAMPSIE**

***Proposed by Parkview Sydney Developments***



Director-General's Environmental Assessment Report  
Section 75I of the  
Environmental Planning and Assessment Act 1979

October 2009

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# 1.EXECUTIVE SUMMARY

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This is an assessment report on a Concept Plan and Stage 1 Project Application for a mixed use development at the former Sunbeam Factory site at 60 Charlotte Street, Campsie. The site is located in the local government area of Canterbury. The proponent is Parkview Sydney Developments ('the Proponent').

## Proposal

The proposed development comprises:

A **Concept Plan** for mixed land uses (total GFA of 83,055m<sup>2</sup>), indicative building envelopes with heights from 3 to 8 storeys, demolition of existing buildings, remediation, new roads, services, and landscaping. Proposed land uses include bulky goods retailing, residential, seniors living, an aged care facility, commercial offices, retail, trade retail, supermarket, medical centre, gym and a child care centre.

A **Project Application for Stage 1** for demolition, remediation, 5 lot subdivision, strata subdivision, associated roads, landscaping and infrastructure and development of Lots 1 and 3 as follows:

- Development of Lot 1:
  - Four part five storey bulky goods premises (30,117m<sup>2</sup>) with commercial, trade retail, gym retail shops and 695 car spaces,
  - FSR 2.15:1 and a maximum height of 25.1m
- Development of Lot 3:
  - Four (4) storey multiple-unit residential building – 5897m<sup>2</sup> comprising of 58 units ,
  - Child care centre on ground floor of this building - 636m<sup>2</sup>
  - 93 car spaces, 16 bicycle spaces,
  - FSR 1.55:1 and a maximum height of 13m.

The estimated project cost of the development is **\$297.8 million**. The CIV for the first stage of the development is **\$120.8 million**. The proposal is estimated to create up to **1000** full time equivalent operational jobs.

## Permissibility

The site is zoned 4(b) Light Industrial under the Canterbury Planning Scheme Ordinance. All proposed land uses including retail, residential, seniors living, commercial offices, supermarkets, medical centres, gyms and child care centres are prohibited. Some small convenience retail uses are permissible.

## Public Exhibition

The proposal was exhibited over a 55 day period from 10 December 2008 until 2 February 2009 (extended due to the Christmas break). During the exhibition period, the Department received 5 submissions from public authorities and 13 submissions were received from the public, including one with a petition signed by 32 residents. Key issues included:

- Traffic Increase
- Lack of Public Transport
- Privacy, Overshadowing and Visual Impact
- Out of centre location for retail
- Flooding and Drainage

## Preferred Project Report

A Preferred Project Report was submitted which included:

- An overall reduction of floor area of the development of 4276m<sup>2</sup>, from 87,332m<sup>2</sup> to 83,055m<sup>2</sup> (approx 5% reduction).
- A reduction of seniors living independent living units by 29% (from 83 down to 59) and seniors high care beds by 46% (from 92 down to 50 beds).
- Deletion of seniors living Building 5C on Lot 5 due to flooding issues.

- Level added to Building 5B on Lot 5 (from 4 to 5) and a level added to each building in Lot 2 (from 6, 7 and 6 storeys to 7, 8 and 7 storeys) with setbacks.
- A 15% increase in the number of residential units on Lot 2 (from 181 to 214).
- An overall increase in the number of residential units on the site from 387 to 395 (approx 2% increase).
- Re-orientation and setback of the two commercial floors on the building on Lot 1 Bulky Goods/Commercial.
- A canopy added to the façades of the building in Lot 1 Bulky Goods/Commercial along New Alfred Street and Charlotte Street.
- Amended landscape plan for Lot 3 to include improved privacy screen planting.

#### **Public Benefits**

- Local employment
- Housing provision and variety
- Seniors living and high care
- Public open space
- Medical and child care facilities
- Local shopping and recreation opportunities

#### **Key recommended conditions/modifications**

Key recommendations made by the Department include:

- Reducing the height of residential development on Lot 2 by 1 storey (from 7, 8 and 7 storeys to 6, 7 and 6 storeys) and increasing the building separation to comply with the requirements of the Residential Flat Design Code (RFDC).
- Reducing the height of seniors living development of building 5A by 1 storey (from 5 to 4 storeys).
- Requiring additional adaptable units with building 2C to offset reduced seniors living apartments.
- Requiring further design resolution of the open space/podium proposed on Lot 2.
- Requiring further evidence that the commercial component from Lot 1 is suitable for this location.
- Requiring further analysis on flooding, regarding the impact of development on Lot 4 and 5 on the flooding regime, and the impact of flooding on the basement of Lot 1.
- Further analysis of traffic impacts.

#### **Conclusion**

The Department has assessed the merits of the proposal and is satisfied that the impacts of the proposed development have been addressed within the Environmental Assessment Report, Statement of Commitments and the Department's recommended conditions of consent, and can be suitably mitigated and/or managed to ensure a satisfactory level of environmental performance. On these grounds, the Department is satisfied that the site is suitable for the proposed development and that the project will provide environmental, social and economic benefits to the region. The proposal is recommended for approval subject to modification and conditions of approval.

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## 2.BACKGROUND

### 2.1 THE SITE

#### Site context and location

The subject site is known as the former Sunbeam Factory site, located at 60 Charlotte Street Clemton Park. The site lies within the Canterbury LGA and is approximately 1.2 kilometres south of Campsie town centre and approximately 250 metres south of Canterbury Road. The site is irregular in shape and has an area of approximately 5.5 ha. The land to be developed includes Lot 1 DP 721721 and Lot A DP 431 356. The site locality is illustrated in **Figure 1**.

The site is currently zoned 4(b) Light Industrial and adjoins 2(b) Residential zoned land on most boundaries, with some industrial zoned land to the southwest of the site. The site is listed as Category 1 land to be retained for industrial land purposes within the Draft South Sub Regional Strategy.

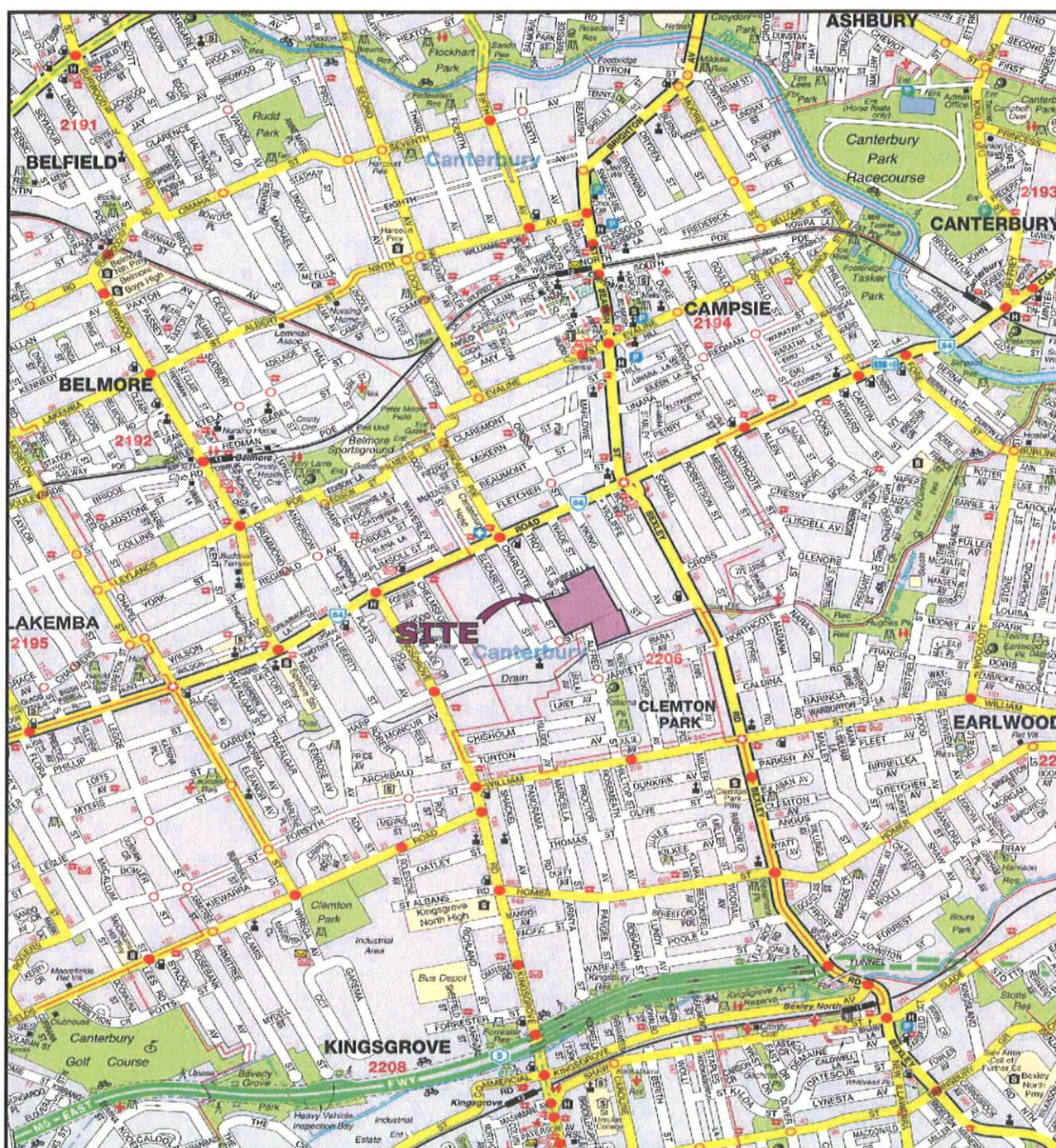


Figure 1. Site Plan

### Existing Site Features

Between 1954 and 2002 the site was used to manufacture household consumer goods for Sunbeam. Existing development on the site comprises a disused factory, office and warehouse buildings, car parking and some areas of limited vegetation. Existing buildings within the site range from 1 to 4 storeys in height. A storm water culvert runs along the southern boundary of the site.

The existing development on the site can be seen in the photo below.



**Photo 1.** The site looking south east from Troy Street

### Surrounding development

The land uses adjacent to the site on the North, East, South East and Western sides are predominantly single storey, low density residential dwellings. The property also adjoins light industrial uses to the South West, which are generally single to two storey equivalent in height. Light industrial uses continue West along Harp Street to Kingsgrove Road approximately 330m from the site, and extend North from Harp Street along Elizabeth Street to Canterbury Road. This section of industrial land runs parallel to the Sunbeam site, but is buffered by single storey residential properties. Canterbury Road is a major thoroughfare located approximately 250m to the North of the site, which retains a mix of uses including Canterbury Hospital, residential, retail and bulky goods.

## 2.2 STRATEGIC CONTEXT

The site is listed as Category 1 Land to be retained for industrial land purposes within the Draft South Subregional Strategy. However, no industrial land uses are proposed. Whilst the proposal departs from the Department's policy on Category 1 lands, the proposal will support a number of priorities in the State Plan, such as *Goal E5 Jobs closer to home* and *Goal E6 Housing Affordability*, contributing to the supply and mix of housing that meets demand, helping to achieve the target of 445,000 new homes in the Greater Sydney Metropolitan Region.

The proposal is also consistent with the Draft South Subregional Strategy in terms of contributing to the targets of 35,000 new houses and 29,000 new jobs in the Subregion by 2031. The employment target for the Canterbury LGA (500 new jobs) will be exceeded with an estimated 1000 jobs being provided at the site and the 395 new dwellings will contribute to the LGA target of 7,100 new dwellings by 2031. The redevelopment of the site will also help achieve urban renewal/consolidation while maximising use of existing infrastructure in line with the Metropolitan Strategy. A full strategic justification of the proposal is discussed in **Section 5** of the report.

## 3. PROPOSED DEVELOPMENT

### 3.1 PROJECT DESCRIPTION

The proposed development (as amended by the PPR) seeks approval for:

#### Concept Plan:

- Proposed mixed use development including bulky goods retailing, multiple unit residential development, seniors living including independent living units and a residential aged care facility, commercial offices, specialty retail, convenience retail, trade retail, supermarket, medical centre, gym and a child care centre.
- Public open space within Lot 2.
- Indicative building envelopes for 13 buildings over 5 lots, with heights from three (3) to eight (8) storeys.
- Road layout, services, and landscaping.
- Total floor space of 83,055m<sup>2</sup>.

#### Project Application for Stage 1:

- Development of Lot 1 Bulky Goods/Commercial:
  - Four (4) part five (5) storey bulky goods premises – 30,367m<sup>2</sup> with commercial, trade retail and retail shops,
  - 695 car spaces and 49 bicycle spaces,
  - FSR 2.15:1 and height 25.1m.
- Development of Lot 3:
  - Four (4) storey multiple-unit residential building– 6,521m<sup>2</sup> (incl. child care centre)
  - Child care centre - 636m<sup>2</sup>
  - 93 car spaces (incl. visitor and staff) and 16 bicycle spaces. 8 on street car spaces also provided.
  - FSR 1.55:1 and height 13m
- Construction of associated roads, Landscaping and Infrastructure
- Staged demolition of existing buildings/structures and remediation.
- Subdivision of site into 5 Torrens title allotments and Strata Subdivision.

Figure 2 (below) illustrates the proposed Concept Plan and Stage 1 Project Application.

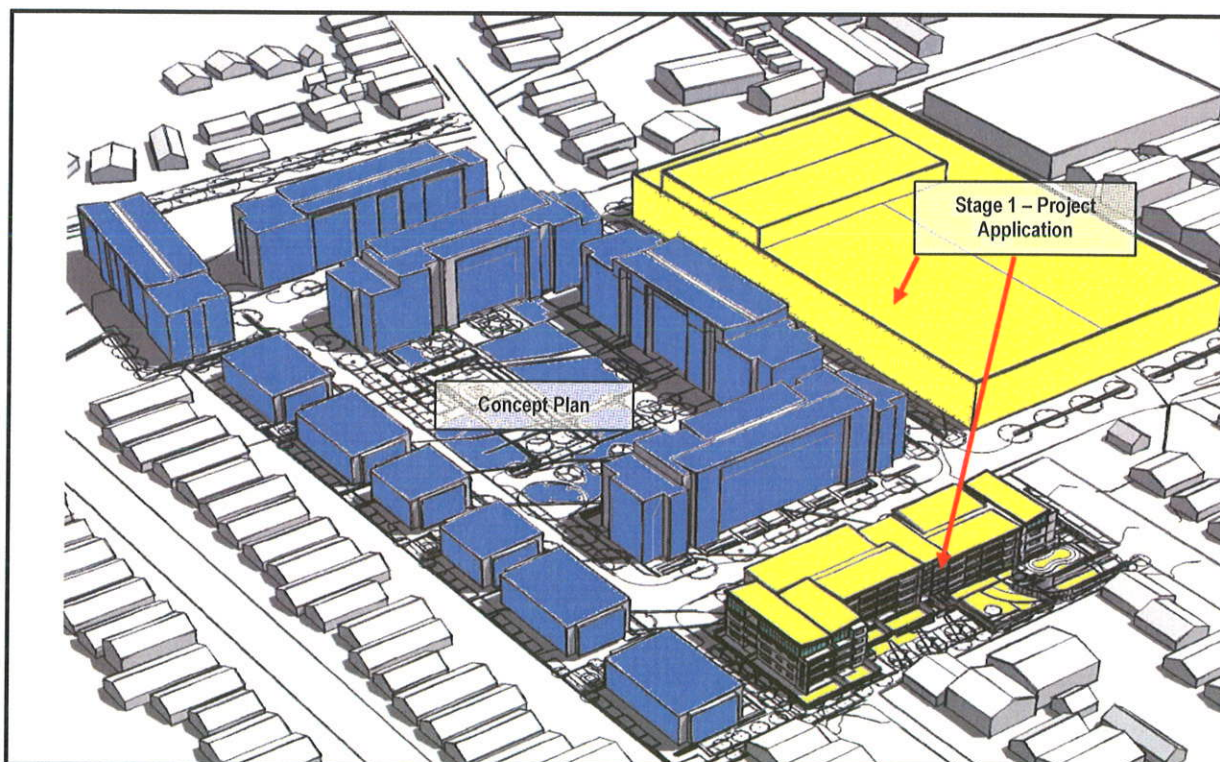


Figure 2. Concept Plan and Stage 1 Project Application

The changes from the original submission to the Preferred Project are:

- An overall increase in provision of car parking spaces by 6 (from 1507 to 1513).
- A reduction of seniors living independent living units by 29% (from 83 down to 59) and seniors high care beds by 46% (from 92 down to 50 beds).
- A 15% increase in the number of residential units on Lot 2 (from 181 to 214).
- An overall increase in the number of residential units on the site from 387 to 395 (approx 2% increase).
- Deletion of seniors living Building 5C on Lot 5.
- Level added to Building 5B on Lot 5.
- Level added to each building in Lot 2 (2A, 2B, 2C) with setbacks.
- An overall reduction of floor area at the development of 4276m<sup>2</sup>, from 87,332m<sup>2</sup> to 83,055m<sup>2</sup> (approx 5% reduction).
- Re-orientation and setback of the two commercial floors on the building on Lot 1 Bulky Goods/Commercial.
- A canopy added to the façades of the building in Lot 1 Bulky Goods/Commercial along New Alfred Street and Charlotte Street.
- Amended landscape plan for Lot 3 to include improved privacy screen planting.

### 3.2 CONCEPT PLAN

#### Land Use

The Concept Plan proposes 13 buildings for mixed uses. Table 1 below indicates the total GFA for each proposed use. Collectively, the buildings will have a floor space of 83,055m<sup>2</sup>. A new road system is also proposed for the site and public open space of 5,378 m<sup>2</sup> will be provided in Lot 2 (Refer to **Figure 3**).

Proposed Use	Proposed floor space
Residential - Apartments	33,700m <sup>2</sup> (336 units)
Residential – Seniors / Aged Care	9,548m <sup>2</sup> (59 units + 50 high care beds)
Commercial	5,960m <sup>2</sup>
Retail / Shops	4,005m <sup>2</sup>
Bulky Goods Sales	17,995m <sup>2</sup>
Child Care Centre	636m <sup>2</sup>
Gym	1,248m <sup>2</sup>
Medical Centre	3,719m <sup>2</sup>
Supermarket	2,585m <sup>2</sup>
Lobby Area	3,659m <sup>2</sup>
Total	<b>83,055 m<sup>2</sup></b> (395 units+ 50 beds)

**Table 1.** Proposed uses and floor space area

#### Staging

The development is proposed to be undertaken in 4 stages as follows:

##### Project Application

- Stage 1
  - Lot 1 (Bulky Goods) and Lot 3 (Residential and child care);
  - Subdivision into 5 Torrens Title allotments (to be constructed in 4 stages);
  - Demolition and Remediation of the entire site (to be undertaken in 4 stages);

##### Concept Plan

- Stage 2: Lot 2 (Retail/Residential/Open Space);
- Stage 3: Lot 5 (Seniors Living); and
- Stage 4: Lot 4 (Residential).