



NSW GOVERNMENT
Department of Planning

10 JUN 2008

COPY

Contact: Izlem Boylu
Phone: 02 9228 6369
Fax: 02 9228 6540
Email: izlem.boylu@planning.nsw.gov.au

Our ref: MP07_0106
Your ref:
File: S07/01183-1

Mr Paul Karantonis
Parkview Sydney Developments P/L
Lot 1, 23 Hickson Road
WALSH BAY NSW 2000

Dear Mr Karantonis,

Director General's Requirements for Mixed use retail, commercial, residential, seniors living (including high care) development at 60 Charlotte Street, Clemton Park (Former Sunbeam Factory Site) - (MP 07_0106)

Thank you for your request for Director-General's Environmental Assessment Requirements (DGRs) for the above project.

I have attached a copy of the Director General's requirements (DGR's) for Environmental Assessment of the above proposal, which have been prepared from the information provided within your application and in consultation with relevant Government agencies.

Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director-General considers that the Environmental Assessment does not adequately address the DGR's, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information and do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Izlem Boylu by phone at (02) 9228 6369 or via e-mail at izlem.boylu@planning.nsw.gov.au.

Yours sincerely

Jason Perica
Executive Director 28/5/08
Strategic Sites and Urban Renewal
(as delegate for the Director General)

cc: Sue Francis - Director, planning workshop australia

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 07_0106 Concept Plan for entire site and Project Application for Stage 1 (Precinct A & B)
Project	Mixed use development - retail, commercial, residential, seniors living (including high care), childcare and medical centre.
Location	Former Sunbeam Factory site – 60 Charlotte Street, Clemton Park.
Proponent	Planning Workshop Australia on behalf of Parkview Sydney Developments
Date issued	28/5/08
Expiry date	If the Environmental Assessment (EA) is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues	<p>The EA must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> • SEPP 55, 65, (Housing for Seniors or People with a Disability) 2004, Infrastructure 2007, BASIX 2004; • Canterbury Planning Scheme Ordinance; • Draft South Subregional Strategy; • Relevant Development Control Plans; • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Retail/Bulky Goods Impact Assessment <ul style="list-style-type: none"> • The EA shall address the economic/retail impact of the proposal upon existing and future development along Canterbury Road, the surrounding retail centres within the locality, having regard to the hierarchy of centres in the Metropolitan Strategy and Draft Subregional Strategy. 3. Draft South Subregional Strategy / Appropriateness of the proposed uses The site is identified within the Draft South Subregional Strategy as Category 1 - lands to be retained for industrial purposes. <ul style="list-style-type: none"> • The EA shall provide / conserve an appropriate amount of land for industrial /employment purposes. • The EA shall clearly identify and define each of the proposed uses and their compatibility / appropriateness with adjoining land in terms of both location and the types of uses. 4. Built Form The EA shall address the appropriateness of the height, bulk and scale of the proposed development within the context of the surrounding development and mitigate potential impacts relating to loss of sunlight, privacy and views at neighbouring properties. The EA shall provide the following documents: <ul style="list-style-type: none"> • Comparable height study to demonstrate how the proposed height relate to the height of the existing development surrounding the subject site and; • View analysis to and from the site. 5. Environmental and Residential Amenity (proposed development) The EA shall address solar access, acoustic privacy, visual privacy, view loss, and wind impacts and achieve a high level of environmental and residential amenity including measure for crime prevention.

	<p>6. Transport and Accessibility / Car parking / Traffic Impacts (Construction and Operational) The EA shall address and/or provide the following:</p> <ul style="list-style-type: none"> • A Traffic Management and Accessibility Plan (TMAP) prepared in accordance with the Draft Interim TMAP Guidelines and the RTA's Guide to Traffic Generating Developments to address the following: <ul style="list-style-type: none"> • Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need for funding of upgrading or road improvement works (if required). In this regard intersection modelling at 4 intersections to be provided as required by RTA (refer to letter from RTA dated 21 May 2008). • Traffic and transport infrastructure measures to promote public transport usage and pedestrian and bicycle linkages • Details of service vehicle movements, access, loading dock(s), car parking arrangements and measures to mitigate potential impacts for pedestrians and nearby residents during construction. <p>7. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles and WSUD in the design, construction and ongoing operation phases of the development.</p> <p>8. Contributions The EA shall address provision of public benefit, services and infrastructure having regard to the Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>9. Contamination The EA shall address and/or provide the following:</p> <ul style="list-style-type: none"> • A contaminated site assessment and a remediation strategy with respect to the proposed uses of the site; and • A Site Audit Statement and the Site Audit Report issued by the site auditor accredited under <i>the Contaminated Land Management Act</i> to demonstrate that the site can be made suitable for the proposed uses. <p>10. Heritage (If relevant)</p> <ul style="list-style-type: none"> • The EA shall provide an assessment of heritage significance of the site and any impacts the proposed development may have upon this significance (where relevant). • The EA shall also address Aboriginal Heritage in accordance with the <i>Draft Guidelines For Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005</i> involving surveys and consultation with the Aboriginal community (where relevant). <p>11. Flooding The EA shall provide an assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity.</p> <p>12. Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities in particular the adequacy of the existing drainage system including staging of infrastructure works.</p> <p>13. Staging The EA must include details regarding the staging of the proposed development.</p> <p>14. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
Deemed refusal period	120 days

Plans and Documents to accompany the Application

<p><u>General</u></p>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP; and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
<p><u>Plans and Documents</u></p>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sqm) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities, open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location proposed building envelopes and/or structures on the land in relation to the boundaries of the land and any development on adjoining land; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; • any changes that will be made to the level of the land by excavation, filling or otherwise. 5. Other plans (to be required where relevant): <ul style="list-style-type: none"> • Landscape concept plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site. • Shadow diagrams showing solar access to the site and adjacent properties including open space areas (where appropriate) at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and Sep 21) at 9.00 am, 12.00 midday and 3.00 pm. • Staging Plan – illustrate how the development will be staged for implementation. 6. A massing model of the proposed development for the entire site (Concept Plan) and detailed model for Stage 1 (Project Application).
<p><u>Documents to be submitted</u></p>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 12 hard copies of the EA (once the EA has been determined adequate); • 12 sets of architectural and landscape plans to scale, including 1 set at A3 size (to scale); and • 1 copy of the EA and plans on CD-ROM (PDF format), in accordance with the Department's Web Site protocol.



MINISTRY OF TRANSPORT

Level 19, 227 Elizabeth Street Sydney 2000
GPO Box 1620 Sydney 2001

Telephone 9268 2800 Facsimile 9268 2900
Internet www.transport.nsw.gov.au

ABN 25 765 807 817

URBAN ASSESSMENTS
RECEIVED

19 MAY 2008

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

16 MAY 2008

Attention: Anthony Witherdin

Dear Mr Woodland,

**DIRECTOR GENERAL'S REQUIREMENTS
FORMER SUNBEAM SITE, 60 CHARLOTTE STREET
CLEMTON PARK (MP 07_0106)**

I refer to your letter dated 9 May 2008 seeking comment on the Director General's Requirements for the proposed redevelopment of the above mentioned site. The Ministry appreciates this opportunity to provide input to the DGRs for this application.

The Ministry has reviewed the preliminary assessment for the proposal, together with the Department's draft DGRs. The Ministry requests that the following matters are included in the DGRs:

1. Rename the *Car Parking /Traffic Impacts* section, under the key issues, to *Transport and Accessibility*. Under this revised heading, incorporate the following additional requirements:
 - Prepare a Transport Management and Accessibility Plan (TMAP) for all proposed uses within the site. The TMAP should address a range of matters which are separately attached, together with the requirements of the draft interim TMAP Guidelines which are available at www.transport.nsw.gov.au.
 - Demonstrate a minimalist approach to car parking provision based on the accessibility of the site to public transport. The Ministry is keen to reduce the provision of on-site parking as an effective measure of encouraging greater mode shift to public transport together with increased walking and cycling;
 - Detail the existing pedestrian and cycle movements within the vicinity of the subject site and determine the adequacy of the proposal, particularly its commercial component, to meet the likely future demand for increased pedestrian and cycle access; and
 - Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction of the project.

2. Include, under Plans and Documents to be submitted with the application, the requirement for the preparation of a transport management and accessibility plan and construction management plan within Attachment 1.
3. Include the Ministry of Transport as an agency for further consultation.

The Ministry requests an opportunity to comment on any planning agreement, which has potential to secure funding for local and regional public transport infrastructure.

If you would like to discuss this further, please contact Jose Sevilla Jr on 9268 2833 or email jose.sevilla@transport.nsw.gov.au.

Yours sincerely,



Brendan Bruce
Director, Transport Planning

TP08/02273



MINISTRY OF TRANSPORT

**Transport Management and Accessibility Plan (TMAP) –
60 Charlotte St, Clemton Park**

The Ministry requests that the following matters are addressed in the TMAP:

1. Undertake detailed accessibility mapping for the locality and determine how best to meet the State Plan target of 25% Journey to Work Trips by public transport (at full development). Consultants preparing the TMAP should seek to achieve the maximum possible mode shift to public transport overtime. The impact of mode shifts changes for adjacent key intersections should be modeled and corresponding infrastructure upgrades determined;
2. Transport modeling as part of the TMAP, should address the following matters:
 - Estimate the distribution of generated trips between origins and destinations;
 - Estimate the likely modal split (including freight) of generated trips ('business as usual' scenario);
 - Assess likely impacts of generated trips based on the likely modal split on existing transport infrastructure, land uses and (urban) environment;
 - Assess likely impacts of generated trips based on the higher modal split on existing transport provision (is there sufficient capacity to meet these demands), land uses and (urban) environment; and
 - Develop a package of measures to support the higher mode split to non-car modes; this may include infrastructure, services and travel behavior programs/incentives.
3. Based on a community profile, determine the likely transport needs of future residents and capacity of existing services to meet these demands. Subsequently, identify what level of additional infrastructure will be required to satisfy such demands and the likely cost to Government in the short, medium and longer term. Recommend a preferred option package which includes an implementation schedule;
4. Assess the capacity of existing public transport to adequately meet the needs of future residents and workers to the subject site over time. The preparation of a transport access guide is recommended as detailed in the *Producing and Using Transport Access Guides* by the Roads and Traffic Authority (RTA) www.rta.nsw.gov.au;

5. Integration of existing and proposed development to ensure a net positive outcome for access across all modes. Extensive liaison with the local community regarding their existing needs and expectations for transport is essential;
6. Identify and resolve barriers to efficient and safe pedestrian and cycle access and identify all possible options for pedestrian and cycle connections through the subject site. Links to adjoining bus corridors from the subject site should also be specifically addressed with any necessary infrastructure upgrades identified;
7. Achieve minimum standards for pedestrian and cycle access. The publication entitled *Planning Guidelines for Walking and Cycling* (NSW Government, 2004) is a useful toolkit that can help identify necessary walking and cycling infrastructure; and
8. Ensure the proposed development areas facilitate safe and efficient bus access having regard to safer by design principles and bus planning service guidelines.



Contact: Gary Estcourt
Telephone: (02) 9873 8562
Gary.estcourt@heritage.nsw.gov.au
File: H08/00050/001
Our Ref: HRL 50022
Your Ref: MP 07_0106

Michael Woodland
Strategic Sites and Urban Renewal
Department of Planning
GPO Box 39
SYDNEY 2001

Attention: Anthony Witherdin

Dear Mr. Witherdin

URBAN ASSESSMENTS
RECEIVED

20 MAY 2008

**MAJOR PROJECT REFERRAL – MIXED USE DEVELOPMENT FORMER SUNBEAM
FACTORY SITE, 60 CHARLOTTE STREET CLEMTON PARK (MP 07_0106) – REQUEST
FOR DIRECTOR-GENERAL'S REQUIREMENTS FOR ENVIRONMENTAL ASSESSMENT**

I refer to your letter dated 7th May 2008 (received by this Office on 13th May 2008), requesting information regarding the NSW Heritage Council's requirements in relation to the proposed mixed use development at the former Sunbeam Factory site, 60 Charlotte Street Clemton Park from Planning Workshop Australia, pursuant to Part 3A of the *Environmental Planning and Assessment Act, 1979* (as amended). The proposal consists, in part, of the following:

- Mid-rise employment zone consisting of commercial, bulky goods, trade bulky, gym and ancillary/convenience retail services;
- Mid-rise residential and mixed use zone including childcare; medical centre and convenience retail; and
- Seniors living zone incorporating RAC and ILU facilities.

No specific discussion of heritage has been included in the Preliminary Environmental Assessment prepared by the proponent, nor have any heritage issues been identified. Initial investigation of the State Heritage Register indicates that the subject site appears not to be listed on this register, it has however been identified as a site having medium to high local significance. Specific issues to be addressed in the Environmental Assessment should include:

- An assessment of the heritage significance of the site and any impacts the development may have upon this significance. This assessment should include natural areas and places of Aboriginal, historic or archaeological significance. It should also include a consideration of wider heritage impacts in the area surrounding the site;
- Development of an interpretation plan for the site so that its previous use can be interpreted within the context of any new development;
- Strategies and procedures to be followed in the case of the unexpected discovery of archaeological relics or remains; and
- Strategies and procedures to be followed in the case of the unexpected discovery of items or relics of significance to the Indigenous community.

In addition to the above recommendations the proponent is advised of the following issues:

- The legal standing of items listed on the State Heritage Register can be provided by applying for a Section 167 Certificate through the Heritage Branch home page;
- Other lists to be consulted should be those lists maintained by the National Trust, the Australian Government's Environment Protection and Biodiversity Conservation Act 1999 and local councils in order to identify any identified items of heritage significance in the area affected by the proposal. Please be aware, however, that these lists are constantly evolving and that items with potential heritage significance may not yet be listed; and
- Although the Heritage Council has no statutory authority in regard to this development it is recommended that should any items of State significance be identified, their advice is sought in regard to any issues that will impact on the heritage significance of the item.

The Heritage Branch would be happy to review any further documentation that may address any likely heritage impacts. If you have any further enquiries regarding this matter, please contact Gary Estcourt at the Heritage Office on (02) 9873 8562.

Yours Sincerely

 16/05/08

Vincent Sicari
Manager
Conservation Team
Heritage Office
Department of Planning



City of Canterbury

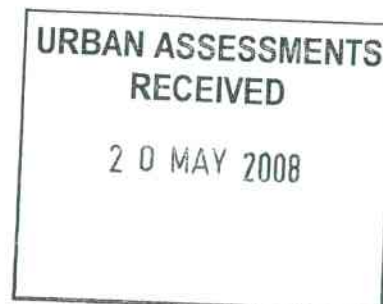
City of Cultural Diversity

ITEM B
M
20/5

Our Reference: T-29-139

Enquiries: Robert Davidson
Direct Phone: 9789-9487
Direct Fax: 9789-1542

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



Dear Mr Woodland

**Subject: Request for Environmental Assessment Requirements
60 Charlotte Street, Campsie (former Sunbeam Factory Site)**

Thank you for your letter of 7 May 2008 concerning this site and the Director-General's request to provide details of key issues and assessment requirements that may be included in the Director-General's Environmental Assessment Requirements.

In relation to your request for our comments on the Environmental Assessment (EA), we request that the following requirements be added:

2. Retail / Bulky Goods Impact Assessment

This assessment should also consider the economic impacts of the proposal on existing and future development along Canterbury Road. This is given the identification of parts of Canterbury Road as an Enterprise Corridor in the Metropolitan Strategy and Draft Subregional Strategy, as well as our Canterbury Road Masterplan.

The EA should also provide a breakdown of employment numbers (expressed in full-time equivalents) for the various uses proposed on the site, verification of the basis of how these numbers have been determined, and how this compares with such numbers achievable under the current zoning.

Details of how it is proposed to control and regulate the various proportions of individual land uses on the site are also required.

G:\ES\Strategic Planning\Sunbeam Site\DoP letter EA May 08.doc

Canterbury City Council, Administration Centre 137 Beamish Street • PO Box 77 Campsie NSW 2194
When writing to Council please address your letter to the GENERAL MANAGER, MR JIM MONTAGUE
Phone: (02) 9789 9300 Fax: (02) 9789 1542 TTY: (02) 9789 9617 DX 3813 Campsie
email:council@canterbury.nsw.gov.au website:www.canterbury.nsw.gov.au
ABN: 55 150 306 339

3. Draft South Subregional Strategy

We note your comments here are in relation to the draft South Subregional Strategy. Also, any proposed new land uses need to be compatible with adjoining land in terms of both location and the types of uses proposed. Investigation and assessment of alternative innovative and sustainable land uses is encouraged.

5. Environmental and Residential Amenity

The EA should address crime prevention measures.

The EA should also assess impacts on adjoining properties of the proposed uses both during the construction phase and arising from the completed development.

6. Car Parking / Traffic Impacts

The site is not well served by public transport. We would seek investigation of measures to improve both the provision, usage and accessibility to public transport; rather than simply to promote it.

12. Utilities

The assessment of utilities should specifically require investigation of the adequacy of the existing drainage system.

Other issues

An assessment of the adequacy of the proposed open space in meeting the needs of the proposed resident and worker population generated by the site is required. This should address any recreational facilities (such as playground equipment, seating etc.) required to meet these needs.

We seek clarification as to the type and amount of Seniors accommodation to be provided, and an assessment of the support services for this part of the development. The Seniors Living aspect of the scheme is also considered to be in the least accessible part of the site both to public transport and to Canterbury Hospital. The appropriateness of its location needs to be considered in the EA.

I have taken the liberty to enclose a copy of the letter we provided to the Department dated 28 September 2007 in response to your initial request for our views on the possible redevelopment of the site, as well as copies of the most recent reports to Council about this matter.

We also think it helpful to reiterate advice in our previous letter that it is our strong preference that any assessment of the projects should be dealt with by The Minister or the Department. If we were given the authority, it is our intention to appoint an independent planner (possibly one of the Court appointed experts) to prepare an assessment report and that any such application would go through our IHAP process. It is our view that any costs incurred with this process should be borne by the applicant.

These comments are made solely in response to the request for matters to be addressed in the EA. They do not constitute any review or otherwise on the actual content of the preliminary EA.

Please contact Robert Davidson on 9789 9487 if you require any further information.

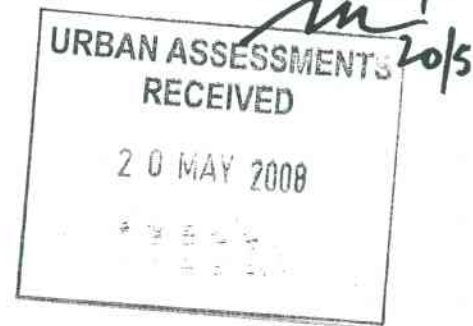
Yours faithfully

A handwritten signature in black ink, appearing to read 'Jim Montague', is written over a horizontal line. The signature is stylized and extends upwards and to the right.

Jim Montague
GENERAL MANAGER

16 May 2008

Your reference : MP 07_0106
Our reference : DOC08/20992
Contact : Marnie Stewart ph 02 9995 6861



Michael Woodland
Director, Urban Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Mr Woodland

RE: Recommended Information Requirements for Environmental Assessment – former Sunbeam Factory site, 60 Charlotte Street, Clemton Park.

I refer to your request for the Department of Environment and Climate Change (DECC)¹ requirements for the environmental assessment (EA) in regard to the above proposal received by DECC on 9 May 2008.

DECC has considered the details of the project as provided by the Department of Planning (DOP) and has identified the information it requires to assess the project in Attachment 1. The proponent should ensure that the EA is sufficiently comprehensive and detailed to allow DECC to determine the extent of the impact(s) of the proposal.

DECC's justification for each of the key information requirements for the project is summarised below:

1. the impacts of the project on contaminated sites;
2. the impacts of the project on Aboriginal cultural heritage values;
3. the environmental impacts of the project. Sufficient information must be provided to ensure that DECC can take matters that are outlined in Section 45 of the Protection of the Environment Operations Act 1997 into consideration including water, air, noise and waste; and
4. the actions that will be taken to avoid or mitigate impacts or compensate for unavoidable impacts identified in 1-3 above.

In regard to contamination issues, the DoP is advised that *Section 6.11 Remediation of the site* of the Preliminary Environmental Assessment contains a factual error. It stated, as it implied that it was a direct quote from a DECC letter contained in Appendix 12 of the Preliminary Environmental Assessment, that the site "does not pose an unacceptable risk to human health for the current or **proposed** use". It should be noted that the site remediation that had been carried out on the site only addressed the current industrial use of the site with the existing structures in place. It did not address any risks associated with the site contamination that may arise as a result of the site redevelopment.

The proponent should be aware that any commitments made in the EA may be formalised as approval conditions. Consequently pollution control or conservation measures should not be proposed if they are impractical, unrealistic or beyond the

¹ Staff of DEC perform the functions of the National Parks and Wildlife Service and the Environment Protection Authority



financial viability of the development. It is important that all conclusions are supported by adequate data.

The DECC requests that one copy of the EA be provided for assessment. The documentation should be lodged at the DECC's Parramatta Office located at Level 7, 79 George St, Parramatta 2150.

If you have any queries please contact David Wai on 02 9995 5616 regarding contamination issues or Marnie Stewart on 9995 6861 regarding any other matter.

Yours sincerely

 15/5/08

Lou Ewins
Planning and Aboriginal Heritage Section
Metropolitan Branch
Environment Protection and Regulatory Group

Attachment 1 – DECC's Recommended EA requirements

Impacts of the project on contaminated sites

Under the heading of Key Issues in the draft Director-General's Requirements, the requirements in Section 9 Contamination should be expanded to reflect the following DECC requirements:

1. The EA must contain a contaminated site assessment and a remediation strategy with respect to the proposed uses of the site.
2. The contaminated site assessment and the remediation strategy must be reviewed by a site auditor accredited under the *Contaminated Land Management Act*.
3. The EA must contain a Site Audit Statement and the associated Site Audit Report issued by the site auditor to demonstrate that the site can be made suitable for the proposed uses.

The DoP is advised that *Section 6.11 Remediation of the site* of the Preliminary Environmental Assessment contains a factual error. It stated, as it implied that it was a direct quote from a DECC letter contained in Appendix 12 of the Preliminary Environmental Assessment, that the site "does not pose an unacceptable risk to human health for the current or **proposed** use". It should be noted that the site remediation that had been carried out on the site only addressed the current industrial use of the site with the existing structures in place. It did not address any risks associated with the site contamination that may arise as a result of the site redevelopment.

Impacts on Aboriginal cultural heritage values

Under the heading of Key Issues in the draft Director-General's Requirements, the requirements in Section 10 Heritage should be expanded to reflect the following DECC requirements:

1. The EA should address and document the information requirements set out in the draft *Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation* involving surveys and consultation with the Aboriginal community.
2. Identify the nature and extent of impacts on Aboriginal cultural heritage values across the project area.
3. Describe the actions that will be taken to avoid or mitigate impacts or compensate to prevent unavoidable impacts of the project on Aboriginal cultural heritage values. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.
4. The EA needs to clearly demonstrate that effective community consultation with Aboriginal communities has been undertaken in determining and assessing impacts, developing options and making final recommendations.

RDC 08M575



The Director
Urban Assessments
Department of Planning
GPO Box 39
Sydney NSW 2001



Attention: Anthony Witherdin

**PROPOSED MIXED USE DEVELOPMENT 60 CHARLOTTE STREET,
CLEMTON PARK**

Dear Anthony,

I refer to your letter of 7 May (Ref: MP 07_0106) requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. It is noted that the Metropolitan Strategy has designated City of Sydney as a Global City and a major focal point for world class business, tourism, cultural, health, education and entertainment activities. It is important that the development of 60 Charlotte Street takes this into consideration, and contributes to the achievement of transport objectives contained in this and other high-level NSW Government strategies.

These strategies include the NSW State Plan, Urban Transport Statement and the Sydney City Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new development with existing and improved transport services; and improving the efficiency of the road network.

By addressing both the supply of transport services and measures to manage demand for car use the EA report should demonstrate how users of the proposed mixed use development at 60 Charlotte Street will be able to make travel choices that support the achievement of relevant State Plan targets.

2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need for funding of upgrading or road improvement works (if required).



The key intersections to be examined / modelled include:

Kingsgrove Road and Harp Street
Kingsgrove Road and Canterbury Roads
Canterbury Road and Charlotte Street
Canterbury Road and Troy Street

3. Details of the proposed accesses and parking provisions associated with the proposed development, including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
4. Proposed number of car parking spaces and compliance with the appropriate parking codes.
5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
6. The RTA requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
7. To ensure that the above requirements are fully addressed, the RTA requests that a Traffic Management and Accessibility Plan (TMAP) be undertaken for the 60 Charlotte Street site to properly ascertain the cumulative regional traffic impacts associated with development. The TMAP process provides an opportunity to identify a package of traffic and transport infrastructure measures required to support future development. Regional and local intersection and road improvements, vehicular access options for adjoining sites, public transport needs, the timing and cost of infrastructure works and the identification of funding responsibilities associated with the development should be identified.
8. The RTA will require in due course the provision of a traffic management plan for all demolition / construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

Further enquiries on this matter can be directed to Garry Kennedy on phone 8849 2029 or facsimile (02) 8849 2918.

Yours sincerely



Salih Suleiman
Senior Land Use Planner
Transport Planning, Sydney Region
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