

Part 3A Preliminary Assessment

Frasers Broadway

Demolition Project Application

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

15 August 2007 ■ 07317

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1.0 Introduction

This preliminary 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 demolition works at the Frasers Broadway (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;
- a description of the project;
- project staging;
- site description;
- 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.

A copy of the Concept Plan Notice of Determination and Statement of Commitments is included at **Appendix A**.

2.0 Project Description

2.1 Project Overview

The proposed demolition works comprises the demolition and site preparation works necessary for development as envisaged by the approved Concept Plan to proceed.

The works proposed in this application involve the demolition of above ground structures ground slabs and footings only and will prepare the site for more significant excavation and site investigation works to be undertaken at subsequent stage(s).

In particular the following is proposed (refer to **Appendix B** for location of buildings on site):

- Demolition of buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 11 a & b, 12, 13 a, b & c, 15, 16, 17, 18, 19, 20, 21, 29, 31, 32, 33, 34, 35 a, b, c, d & e, 37 a & b, 43, 44, 45. The buildings will be demolished to the footings only. The pile caps will remain in-situ and the ground will be made good.
- Retention of buildings 14, 22, 23, 24, 25, 26 and 30. These buildings will be stripped out and prepared for refurbishment. The stripping out of the buildings will include removal of and / or demolition of all elements not classified as heritage and not required as part of the refurbishment. This includes plant, equipment and services installed when the brewery was reconfigured and new plant was installed in the 1980s.
- Retention and protection of identified heritage buildings.
- Decommissioning of services and infrastructure, protection of existing trunk mains to remain and installation of new connections to existing services, comprising:
 - Disconnect Gas Supply and provide for future re-connection;
 - Disconnect existing 'house-services' sewers and protect existing sewer trunk main ;
 - Install new temporary kiosk substation and re-connect existing feeds to residents and businesses external to the site currently fed from the Irving St Substation
 - Disconnect energy services to all buildings to be demolished;
 - Protect existing heritage ovoid stormwater drain, disconnect most existing stormwater connections and implement new temporary stormwater strategy, for management of stormwater run-off during the period of demolition, bulk excavation and construction; and
 - Disconnect existing communications services to the former brewery and implement protection to existing services transiting the site (tbc).

2.2 Capital Investment Value

The estimated cost of works is estimated to be in the range of \$10 million - \$12 million, to be confirmed with the application.

2.3 The Site

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.

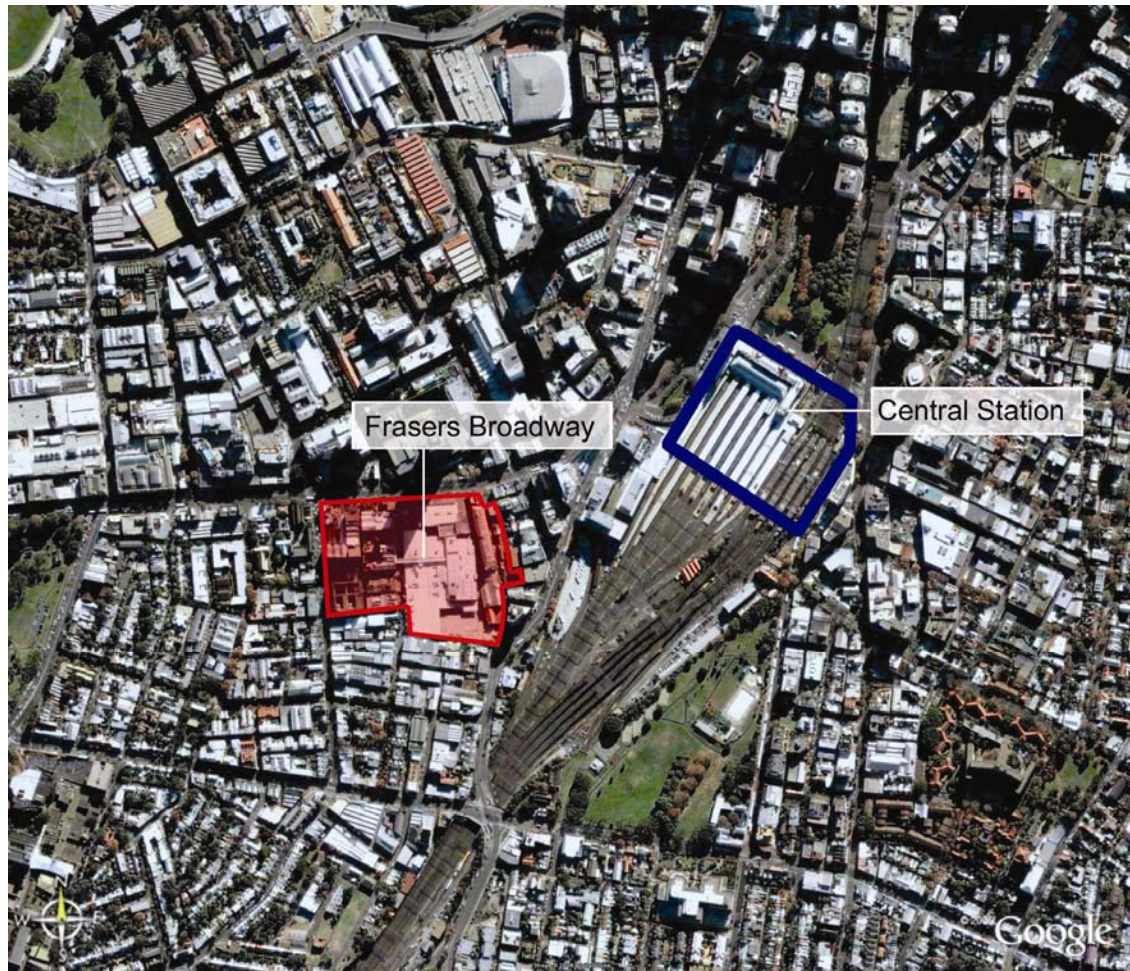


Figure 1 – Locality Plan

Land ownership and legal description

The site's formal address is 26 Broadway, Chippendale, although it includes other properties in Kensington Street and O'Connor Street that are not known by this address. The sole land owner is Frasers Broadway Pty Ltd.

Currently the application site for this project application does not include the parcels of land which are owned by the Council of the City of Sydney or Energy Australia (refer **Figure 2** and **Table 1**). However, the consent of the City of Sydney may be sought prior to the submission of the Environmental Assessment. Survey plans of the site are provided at **Appendix C**.

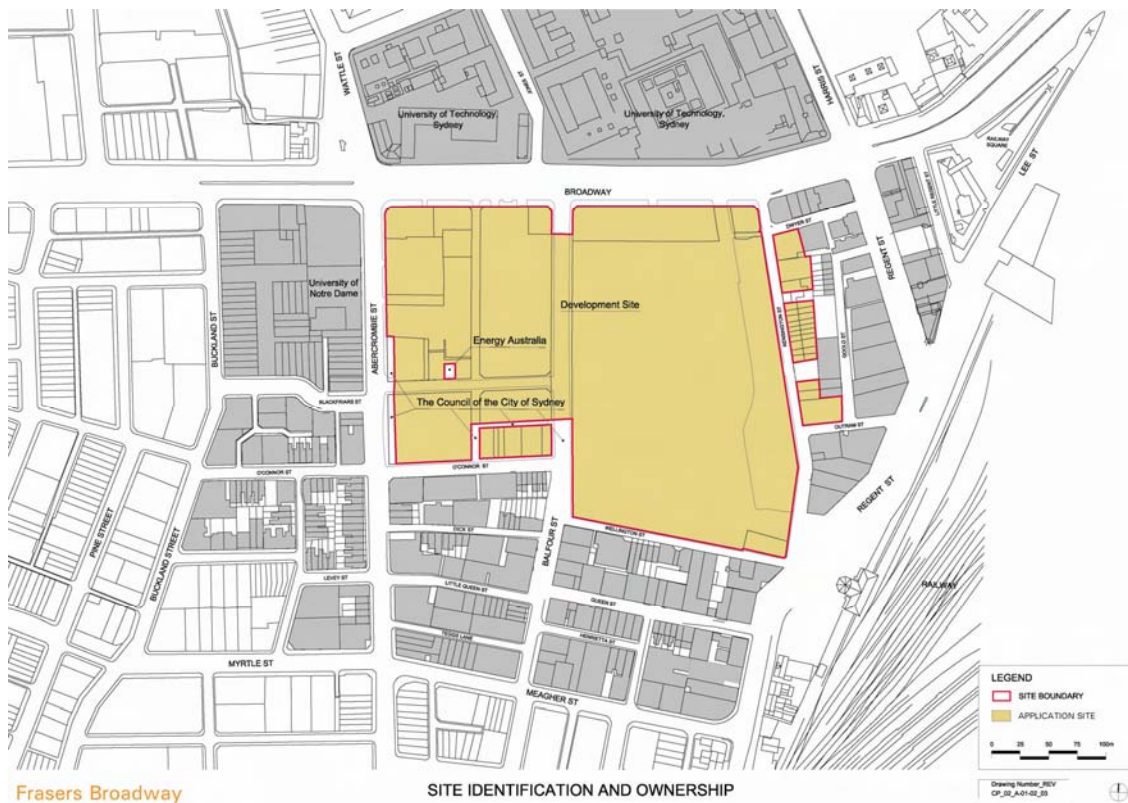


Figure 2 – Site Plan

Table 1 – Land within the Concept Plan application site but excluded from this project application

Land Owner	Land Description
Sydney County Council (Energy Australia)	<ul style="list-style-type: none"> ■ Folio Identifier A/430090
Council of the City of Sydney	<ul style="list-style-type: none"> ■ Irving Lane, Chippendale (Between Carlton Street and Balfour Street) ■ Balfour Street, Chippendale (Between O'Connor Street and the southern boundary of Lot 1 DP43731) ■ Balfour Street, Chippendale between O'Connor Street and Wellington Street; and ■ Kensington Street, Chippendale between Outram Street and Regent Street.

Site Description

The site comprises various buildings and structures which have most recently been used for production of beer by Carlton United Brewery. 80% of the site is occupied by buildings, several of which have been identified as heritage items. A further 15% of the site is covered by hard standing. There is no significant vegetation on the site and no publicly accessible through site links.



Figure 3 – Aerial view of the site

2.4 Scope and Staging of the Proposal

The scope of demolition works includes:

- Archival recording of all Heritage Items to be demolished in accordance with NSW Heritage Office requirements;
- Demolition of all structures / as identified in **Section 2.1** of this report;
- Protection of heritage items identified for retention;
- Removal of concrete and brick from the site for re-processing into specified products for concrete and road-base manufacture (NB these materials will be crushed on site to a degree that allows transporting of the materials from the site by truck for further processing);
- Removal of hazardous materials from the site;
- Processing of metal and timber materials on site for reuse and on-selling;
- Decommissioning of electrical, gas, sewer, stormwater and telecommunication house-services, protection of various trunk mains to remain and installation of new connections for the future development.

It is anticipated that this first stage of demolition works will be undertaken over a period of 15-18 months (See **Appendix D**).

3.0 Relevant Planning Instruments, Controls and Approvals

3.1 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 part Zone B4 - Mixed Use and part Zone RE1 – Public Recreation.

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

3.2 Concept Plan Approval and Statement of Commitments

On 9 February 2007 the Minister approved the Frasers Broadway Concept Plan subject to conditions and commitments. The following list of conditions and commitments are considered to be specifically relevant to this project application. Copies of the Concept Plan Notice of Determination and Statement of Commitments are included at **Appendix A**.

Conditions:

- A15 – Staging of Development
- A17 – Infrastructure (Rail)
- A19 – State Environmental Planning Policy 55

Commitments:

- Commitment 8
 - Conservation Management Plan & Heritage Impact Statements
 - Archival recording of buildings prior to demolition
- Commitment 9
 - Archaeology
- Commitment 18 (a)
 - Gross Pollutant Trap
- Commitment 18 (c)
 - Removal of overhead power cables
- Commitment 18 (d)
 - Waste Management Plan
- Commitment 19
 - Construction Management Plan

4.0 Consultation

4.1 Views of councils / agencies

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.

The Frasers Broadway Concept Plan Statement of Commitments incorporates strategies and mitigation measures to address all key issues associated with the Frasers Broadway development raised during consultation with the public and government agencies.

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

A programme for community consultation is also being prepared in conjunction with Elton Consulting and it is proposed that the first of a series of community consultation meetings/events will take place in late September 2007.

5.0 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.

5.1 Compliance with Statutory Plans

5.2 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

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

5.3 Matters of National Environmental Significance

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

5.4 Key Environmental Impacts

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

- Heritage (Built Form & Archaeology)
- Contamination / Remediation
- Demolition Management (Waste and Air & Water Quality)
- Traffic
- Noise & Vibration
- Infrastructure
- Staging

Heritage

The Conservation Management Plan prepared by Noel Bell Ridley Smith in 2005 identifies 34 buildings / structures on the site as being of a level of moderate or higher heritage significance. The approved Concept Plan provides for the retention of 29 of these buildings / structures and the Draft SEPP amendment proposes to include these buildings / structures nominated for retention as protected heritage items.

Built Form Heritage Items

It is not expected that there will be any significant impact on the 29 buildings to be retained. The proposed demolition works relate to the removal of above ground buildings / structures, the associated footings and ground slabs only. In order to ensure the proposed scope and methodology of the demolition works will not have any affect on the structural stability of the items to be retained, a suitably qualified heritage practitioner and a structural engineer will be commissioned to review and advise on the scope of works and demolition methodology. An assessment of impacts and recommendations will be provided in the Environmental Assessment.

In accordance with Concept Plan Commitment No. 8, the existing buildings to be demolished will be recorded by a suitably qualified heritage expert prior to demolition works. The recording will be undertaken in accordance with the schedule of significance and processes set out in the Conservation Management Plan.

As the scope of this task is quite extensive it is proposed to submit the archival information on a building by building basis.

Archaeology

The Blackwattle Creek stormwater channel is an item of State Significance on the Sydney Water Section 170 Heritage Register. An Archaeological Assessment prepared by Godden Mackay Logan for the preparation of the Concept Plan identified that a 'zone of sensitivity' extending 2 metres from the existing easement should be established in order to protect the archaeological heritage item.

In order to ensure that the proposed demolition works are consistent with the recommendations of the Godden Mackay Logan report, a suitably qualified archaeological expert will be commissioned to review and advise on the proposed work methodology.

An assessment of impact and appropriate recommendations relating to the demolition methodology will be provided in the Environmental Assessment.

The assessment will also demonstrate compliance with Concept Plan Commitment No. 9 and the Godden Mackay Logan Archaeological Assessment.

Contamination / Remediation

Previous site investigations have determined that some buildings and some areas of filled ground within the application site are contaminated due to past activities which were carried out on the site and by contaminated ground water flowing into the site from an off-site source south of Wellington St.

During these investigations, twenty five (25) areas of potential contamination were identified.

The demolition works will include removal from site to specified locations of all hazardous materials within buildings and structures.

The in-ground contamination will be remediated as part of the bulk excavation works, subject to a separate application

The proposed works relevant to this project application involve the demolition of identified above ground structures and the lifting and removal of services, slabs and footings associated with those above ground structures. No other surface disturbance is proposed or required. It is therefore proposed to prepare a Stage 1 Remediation Action Plan (RAP) which will address the minor remediation activities associated with the scope of demolition works proposed. The RAP will be prepared in accordance with SEPP 55 and will fulfil the requirements of Condition A19 of the Concept Plan approval. Further RAPs will be prepared for subsequent stages of works as relevant and required.

It is noted that a remediation strategy has already been prepared for the site. However, this particular remediation strategy is only relevant to later stages of the development when deep ground excavation will occur.

Demolition Management

A Environmental & Construction Management Plan (E&CMP) will be prepared which will cover the following:

Waste:

It proposed that the demolition works at Frasers Broadway will constitute one of the biggest recycling projects to be conducted in Sydney. It is expected that the following amounts of materials will be collected and recycled:

- 50,000 tonnes of concrete;
- 8,700 tonnes of brick;
- 3,900 tonnes of steel; and
- 50 tonnes of timber.

All crushable materials will be taken off-site for re-processing as specified raw materials for concrete and road-base

Metals will be processed on site and will then be on-sold from site to scrap merchants.

Timber will be processed on site and either on-sold from the site or re-used

In addition to the above it is expected that the following non-recyclable materials will also be collected:

- 6,100 tonnes of rubbish; and
- 500 tonnes of materials contaminated by asbestos.

Specifically the following waste issues will be addressed:

- Demolition wastes that may be generated (quantities – volume and weight, identification, proposed disposal method and destinations);
- Details of onsite and off-site recycling;
- Removal of hazardous waste;
- Hazard & Emergency Management Plan; and
- Potential toxicity levels of loads transported on arterial and local roads and the consequential preparation of an incident management plan.

It is expected that approximately 90% of all materials created by the demolition process will be re-cycled.

Frasers Broadway will implement a management plan that will include recording of all materials produced by the demolition and the tonnage of each material processed and recycled.

Air Quality

The proposed demolition works have the potential to affect air quality by way of dust emissions and exhaust fumes. As such it is proposed that the following will be addressed in the E&CMP:

- Emissions of dust generated by demolition activities;
- Wind erosion from exposed surfaces and stockpiles;
- Impact of exhaust emissions from vehicles and other motorised equipment; and
- Preparation of a Dust, Odour and Air Quality Management Plan.

Water Quality

Similarly 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 & sediment control plans.

Traffic

A Demolition Transport Management Plan will be prepared by a suitably qualified consultant and will address the following issues:

- Traffic Impact Study (estimated number of truck movements);
- Potential impacts on local public transport;
- Opportunities to maintain pedestrian access and safety adjacent to the subject site for the period of activity;
- Proposed means of vehicular access to and from the site and safety of proposed access points;
- Impact of generated traffic upon the surrounding arterial road network and intersections; and
- Details of anticipated truck routes to minimise impacts on neighbours.

Noise & Vibration

As the site is in close proximity to residential development, the potential for impacts on the acoustic privacy of neighbouring residents exists.

An Acoustic Impact Statement will be prepared by a suitably qualified consultant who will review the proposed works methodology and will advise of appropriate mitigation measures to minimise potential impact. Similarly an assessment on potential vibration impacts will also be prepared.

Infrastructure

A suitably qualified expert will be commissioned to prepare a report regarding the proposed methodology of decommissioning the identified services and infrastructure.

The report will also outline infrastructure which is to be retained on the site and the works that will be required to maintain infrastructure which also provides services to surrounding development.

Further discussions will also be held with Rail Corp and Energy Australia regarding the existing and future infrastructure to be provided on the site.

Staging

It is currently programmed that the works will be carried out over a 15-18 month period. The first stages of the demolition works will be carried out on blocks 1 and 4, followed by blocks 2 and 5. The diagram at Appendix D shows the proposed demolition stages and indicative timing of the demolition works.

In order to ensure that the works are carried out in a safe and environmentally sensitive manner, a Construction Management Plan will be prepared.

6.0 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 initial demolition works 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.