



NSW GOVERNMENT
Department of Planning

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Ms Jennie Masson
JBA Urban Planning Consultants
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Our ref: MP 07_0120
File: S07/01327

Dear Ms Masson,

Subject: Director-General's Requirements for the Environmental Assessment of Demolition Works – Frasers Broadway (former CUB site) MP 07_0120

I write in response to your request for Director-General's environmental assessment requirements for the above project.

Please find the Director-General's environmental assessment requirements attached. The Director-General's environmental assessment requirements were prepared from the information provided within your application and in consultation with relevant Government agencies, including Council.

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 on 02 9228 6369 or via e-mail at izlem.boylu@planning.nsw.gov.au.

Yours sincerely

Jason Perica
Executive Director 3/10/07
Strategic Sites & Urban Renewal

Director-General's Requirements

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

Application number	07_0120
Project	Demolition Works at Frasers Broadway (former CUB site)
Location	26 Broadway, Chippendale
Proponent	Frasers Broadway Pty Ltd
Date issued	03/10/2007
Expiry date	03/10/2009
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. An outline of the scope of the project including: <ul style="list-style-type: none"> • Description of the site and surrounds; • Likely environmental impacts. 3. Address the following: <ul style="list-style-type: none"> • Consideration of any relevant statutory provisions; • Overview of other environmental issues and any relevant provisions arising from environmental planning instruments; • An environmental risk analysis of the project; • An appropriately detailed assessment of the key issues specified below; • A draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures • A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, and whether or not the project is in the public interest; • A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading. • A quantity surveyor's cost estimate report to verify the capital investment value of the project, calculated in accordance with the definition of 'CIV' in accordance with SEPP Major Projects (2005).
Key issues	<p>The Environmental Assessment must address the following key issues:</p> <p>Relevant EPIs and Guidelines to be addressed</p> <ul style="list-style-type: none"> • SEPP 55 – Remediation of Land • SEPP 63 – Major Transport Project; and • Concept Plan (MP06_0171). <p>Heritage</p> <p>The Environmental Assessment must provide the following:</p> <ul style="list-style-type: none"> • A Method Statement for demolition in consultation with a qualified Heritage consultant and historical archaeologist in order to protect heritage buildings being retained on the site. The statement must include policies to avoid any negative impact on identified heritage items and known and potential archaeological remains on the site <p>Remediation of Site</p> <p>The EA must address the following:</p> <ul style="list-style-type: none"> • Identify contamination on the site relating to the demolition works; • A Stage 1 Remediation Action Plan is to be prepared to address

remediation activities associated with the demolition works proposed;

- The proponent must have the report audited by an accredited site auditor on the appropriateness of the works undertaken to meet the project objectives.

Waste Management

The EA must address the following:

- Demolition wastes that may be generated and best practices for safe handling and disposal in accordance with WorkCover's Occupational Health and Safety requirements and EPA guidelines (*Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes (EPA 1999)*);
- Details of on site and off site recycling;
- A Hazard and Emergency Management Plan should be prepared which addresses handling, transport and storage of hazardous materials including spill requirements and fire water management.

Traffic

The EA must provide a Traffic Impact Study which specifically addresses the following:

- Consider likely impacts from demolition traffic on surrounding areas, major arterial and local road network and on local public transport (including bus-only lanes along Broadway);
- Details of the anticipated route of trucks including origins and destinations of major movements to and from the site.
- Opportunities to maintain pedestrian access and safety adjacent to the subject site during the period of demolition;

Noise and Vibration

The EA must address noise and vibration impacts acoustic privacy of neighbouring residents;

Air and Water Quality

Provide an appropriate level of air quality impact assessment prepared in accordance with *Approved Methods for Modelling and Assessment of Air Pollutants in NSW* (EPA) including:

- Emissions of dust generated by demolition activities;
- Wind erosion from exposed surfaces and stockpiles; and
- Impact of exhaust emissions from vehicles and other motorised equipment being operated on site.

The EA must identify, describe and quantitatively assess the potential impacts of the demolition works on water quality during the demolition works.

Infrastructure

The Environmental Assessment should include a Services Infrastructure Decommissioning report which outlines services to be retained, decommissioned and removed during the demolition works.

Staging

The Environmental Assessment is to provide details regarding the staging of all stages of demolition work, in particular addressing the following:

- Consideration of Clause 17 of Central Sydney LEP – regarding the timing of demolition approval relative to the progress of replacement buildings

Statement of Commitments

The Environmental Assessment must include a draft Statement of Commitments detailing measures for environmental management, mitigation

	measures and monitoring for the project.
Consultation	<p>You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> • Department of Environment and Climate Change (Daniel Large Ph: 9995 6813) • City of Sydney Council (Francesca O'Brian Ph: 9246 7592) • RTA (Pahee Sellathurai Ph 8814 2219) • Ministry of Transport (David Hartmann Ph: 9268 2228) • NSW Heritage Office (Rajeev Maini Ph: 9873 8592) • RailCorp (Nerida Morgan Ph: 8202 2317)
Deemed refusal period	60 days

ATTACHMENT 1

Plans and Documents to accompany the Application

Plans and Documents of the development	<p>The following plans and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application, in addition to any plans referenced in the DGR's:</p> <ol style="list-style-type: none"> 1. The existing site survey plan is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> • the location of the land, the measurements of the boundaries of the land, the size of the land and north point; • the existing levels of the land in relation to buildings and roads; and • location and height of existing structures on the site. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, utility services, boundaries. 3. A locality/context plan drawn to 1:500 scale (or other appropriate scale) should be submitted indicating: <ul style="list-style-type: none"> • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes 4. A Demolition Plan which illustrates the following: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • all buildings and structures to be demolished; • all buildings to be retained; and • any changes that will be made to the level of the land by excavation, filling or otherwise. 5. The Other plans including (where relevant): <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management from the site from hardstand areas created after demolition, to the Council drainage system. Site discharge calculations should be provided and the must include details of any overland flow paths; • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;
Specialist advice	<p>Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practicing consultants in relation to issues including, but not limited to, the following:</p> <ul style="list-style-type: none"> • Flora and Fauna; • Traffic; • Stormwater/drainage; and • Contamination in accordance with the requirements of SEPP 55.
Documents to be submitted	<ul style="list-style-type: none"> • 10 hard copies of the Environmental Assessment; • 10 sets of architectural and landscape plans to scale, including one (1) set at A3

	<p>size (to scale); and</p> <ul style="list-style-type: none"> • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below). • If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.
Electronic Documents	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> • Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files; • All file names will need to follow the following file naming convention: 'projectno_projectname_documentname_documentpart.xxx' (please ensure no capital letter, no spaces, and no special characters such as hyphens, apostrophes or ampisands). Numbers and underscores are fine. This is so that the Department can publish them rapidly on our server. • Avoid sending documents that are broken down in more than 10 files; • Image files should not be bigger than 2Mb. • Graphic images will need to be provided as [.gif] files; • Photographic images should be provided as [.jpg] files; • Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each; • Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.</p>