

Preliminary Environmental Assessment

Mixed Commercial & Residential
Development

Lot 1 DP 449699 & Lot 11 DP 531788

Nos 159 - 163 Cleveland Street (Corner Hart
Street)

Prepared for: Prasanthi Developments Pty Ltd
2A Therry Street
Strathfield NSW 2136

Prepared by: PGH Environmental Planning
Suite 2 Level 1 483 High Street
Penrith NSW 2750
Telephone: (02) 4722 5391
Facsimile: (02) 4722 5392
Email: info@pghep.com.au
Website: www.pghep.com.au

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|--------------|----------------------------|
| Report No: | PPR 05-0194 |
| Prepared by: | Patrick Hurley |
| Version: | Final |
| Date: | 20 th July 2006 |

July 2006

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1 Introduction

This Preliminary Environmental Assessment (the “**Report**”) has been prepared by PGH Environmental Planning, on behalf of Prasanthi Developments Pty Ltd (the “**client**”). The client seeks approval to redevelop the site for the purposes of a multi-storey mixed commercial/residential development (the “**project**”).

The Report has been prepared in accordance with the provisions of Part 3A of the Environmental Planning and Assessment Act, 1979, to assist in the preparation of the Director General’s requirements for the project. It describes the existing site and locality, provides an overview of the project, outlines the planning provisions applying to the site and identifies the potential key issues that will need to be addressed (in accordance with Schedule 1 as provided by the Department of Planning (refer **Appendix 1**).

The subject site (the “**site**”) is known as Lot 1 DP 449699 & Lot 11 DP 531788, Nos.159 – 163 Cleveland Street (corner Hart Street) Redfern, NSW.



Aerial photo of the site and surrounds.

The land is presently zoned 10 the Mixed Uses zone under South Sydney Local Environmental Plan 1998. The site is affected by State Environmental Planning Policy (Major Projects) 2005. Additionally it is also affected by the Draft State Environmental Planning Policy (Major Projects) Amendment (Redfern-Waterloo) Policy 2006 which proposes a “Business zone - Mixed Use”. The proposal intends to adopt draft planning provisions regarding built form, height and density.

2 Site and Locality

An inspection of the site and surrounding area has been undertaken, resulting in the following observations.

2.1 Site Location

The site is situated on the western side of Old Northern Road, approximately 1kilometre north of its intersection with Galston Road (refer **Figure 1**).

2.2 Site Description

The site is known as Lot 1 DP 449699 & Lot 11 DP 531788, Nos.159 – 163 Cleveland Street (corner Hart Street) Redfern, NSW. It is an irregular shaped parcel with a total area of 2,701m² and multiple street frontages of 50.93metres to Cleveland Street, 59.175metres to Hart Street, and 65.39metres to Hudson Street.

2.3 Existing Development

The site presently contains a large two storey disused industrial warehouse building.

2.4 Character of Locality

The locality is characterised by a diverse mix of older industrial and residential uses with newer residential developments occupying sites fronting Cleveland Street. It is strategically located with in close proximity to the University of Sydney and Central Railway Station.



**View east along
Cleveland Street,
from Abercrombie
Street intersection.**

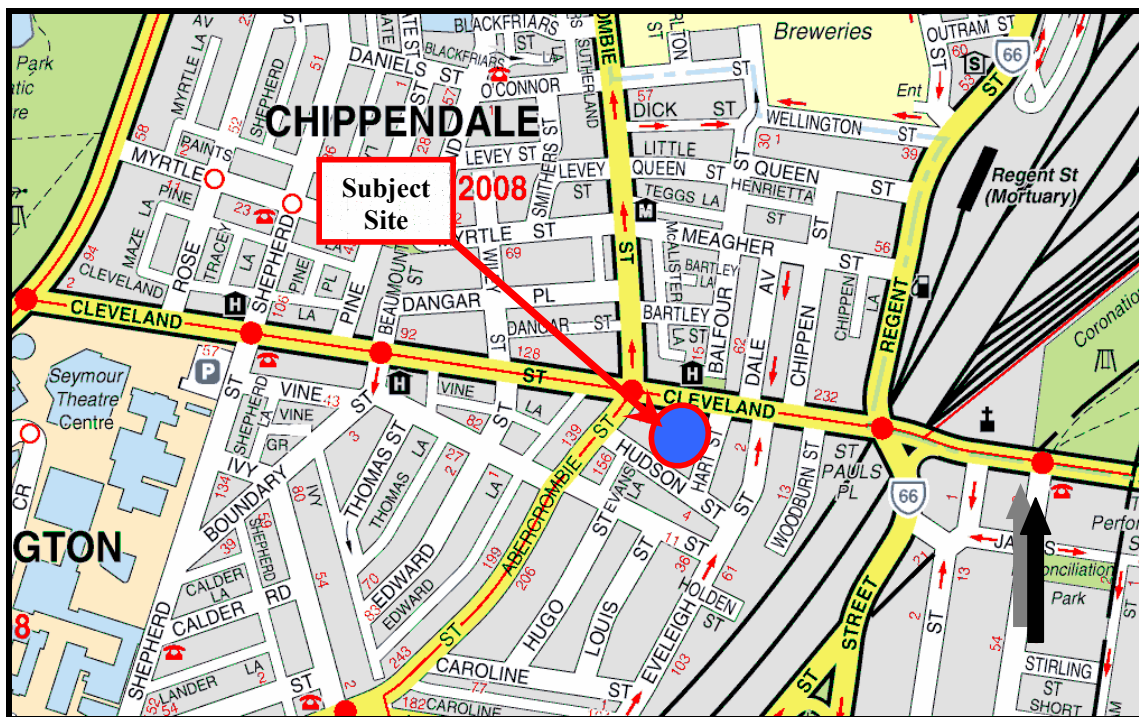
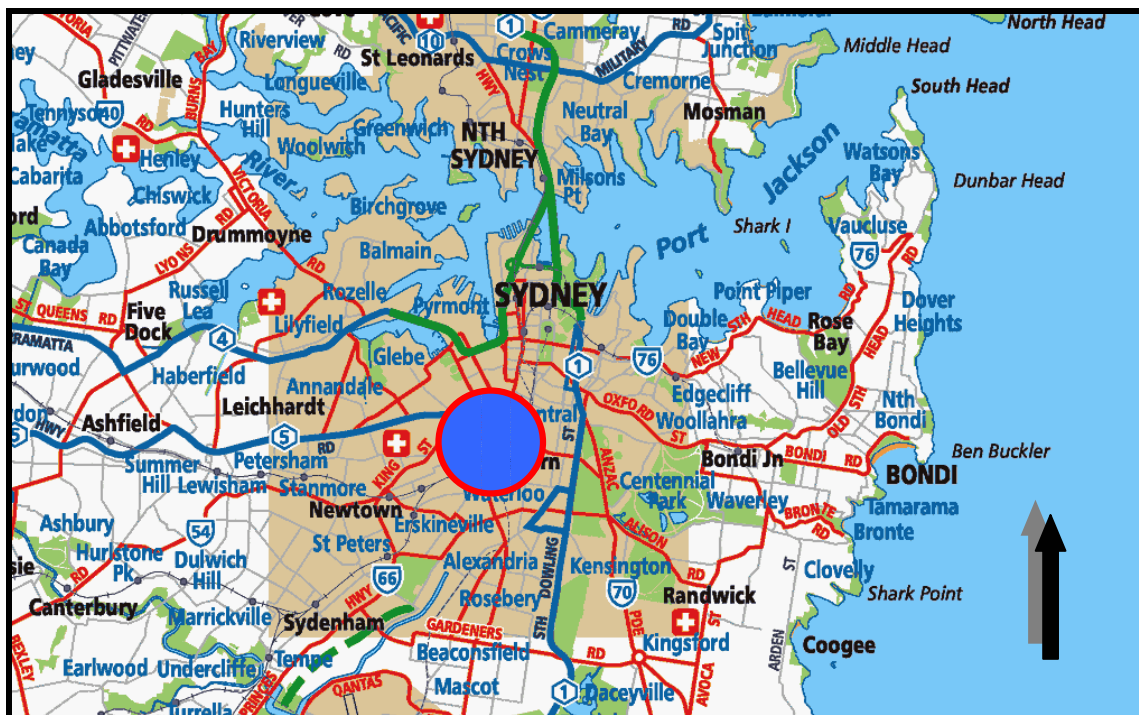


Figure 1 – Locality Map

Lot 1 DP 449699 & Lot 11 DP 531788

Nos 159 – 163 Cleveland Street
(Corner Hart Street) Redfern, NSW

Not to Scale

July 2006





**Hart Street –
view north
towards
Cleveland
Street.**



**Hudson Street –
view east from
Abercrombie Street.**



**Hart Street – view
south from
Cleveland Street
towards Hudson
Street.**

3 Consultation with Agencies

A meeting was held with Officers of the Redfern-Waterloo Authority (RWA) officers on 19th June 2006 to discuss the redevelopment of the site. The site is affected by State Environmental Planning Policy (Major Projects) 2005 and the site is affected by the provisions of Draft State Environmental Planning Policy (Major Projects) Amendment (Redfern-Waterloo) Policy 2006. It is considered that the proposal will fall within the provisions of Part 3A of the Environmental Planning and Assessment Act, 1979.

Preliminary design concepts were made available and the following matters were discussed

- Site affected by provisions of draft SEPP (Major Projects).
- Site affected by major Sydney Water sewer line.
- Site located within the “city to Airport” corridor.
- Adopt a high modal car-parking split and encourage use of public transport.
- Will need to undertake a traffic and parking study.
- Building has heritage significance and will need a Heritage Study.
- Review activation of street frontages.
- Rationalise vehicle access locations.
- Assess urban design principles (SEPP 65) for residential component.

As part of the assessment process, consultation will also be required with the following agencies:

- Sydney Water (sewer main traverses property).
- Heritage Office (building is identified in a Conservation Area).

4 Project Overview

This Section provides an overview of the proposed development.

4.1 Description of the Development

Approval is sought to redevelop the site and construct a four (4) level mixed-use building comprising basement parking, lower level retail/commercial and upper level residential units.

4.2 Floor Space

It is anticipated that the proposal will maximise the draft floor space ratio of 3:1 (comprising Residential 1:1 and Commercial 2:1). The maximum floor space permitted under the draft planning provisions is 8,103m² (comprising 2,701m² Residential and 5,402m² Commercial).

4.3 Indicative layout

A set of preliminary concept designs are provided in **Appendix 2**. The project provides:

- **Parking** - 32 vehicles.
- **Commercial/retail** – 5,402m² (FSR – 2:1)
- **Residential** - 30 units; comprising a mix of studio and 2 bedroom units (2,600m². FSR – 0.96:1).

Each level of the development is described as follows:

- **Basement Level** – Parking area for thirty two (32) vehicles, with access off Hart Street.
- **Ground Floor (and Mezzanine)** – Retail floor space (3,002m²).
- **Level 1** – Commercial Offices (2,400m²).
- **Levels 2 & 3** – Residential (2,600m²):- 14 x studio units and 16 x 2bedroom units (Total 30 units).

4.4 Capital Investment

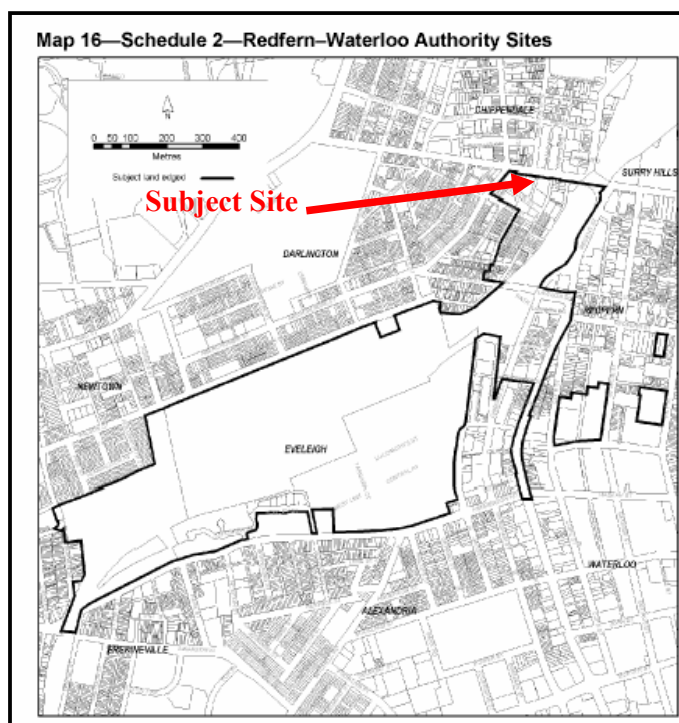
In accordance with Schedule 2 - clause 13 of SEPP (Major Projects) 2005, we advise that the estimated capital investment value of the development is approximately \$9.8 million.

5 Planning Provisions

This Section addresses the current and proposed planning controls considered applicable to the proposal.

5.1 State Environmental Planning Policy (Major Projects) 2005

The site is affected by State Environmental Planning Policy (Major Projects) 2005. The development has a capital investment of more than \$5 million and is identified within Map 16 - Schedule 2 of the Policy [clause 13]. It is therefore State Significant Development (Part 3A Project) pursuant to clause 6(1)(a) of the Policy.



Extract:
State Environmental
Planning Policy
(Major Projects) 2005

5.2 South Sydney Local Environmental Plan 1998

The land is presently zoned “10 - The Mixed Uses Zone” under South Sydney Local Environmental Plan 1988 (“SSLEP 1998”)¹. It is also located within a heritage conservation area.

¹ Planning (Section 149) Certificate No.2006303949, dated 13th June 2006.

In accordance with Schedule 1 (clause 5) of SSLEP 1998 the following land-use definitions are considered relevant.

“Commercial premises means a building or place used as an office or for other business or commercial purposes, but (in Part 3) does not include a building or place elsewhere specifically defined in this clause, or a building or place used for a purpose elsewhere specifically defined in this Schedule”.

“Multiple dwellings means development consisting of the erection, alteration, extension or conversion of a building (or buildings) that results in the existence of two or more dwellings on a single allotment of land, but does not include a building (or buildings) elsewhere defined in this Schedule”

“Shop means a building or place used for the selling, whether by retail or auction, or for the hiring or for the display for the purpose of selling or hiring, of items (whether goods or materials), but (in Part 3) does not include a building or place defined elsewhere in this Schedule.

In our opinion the proposal comprises all three definitions. The land-use controls specified in Part 3 Clause 21 of SSLEP 1998 for the “Mixed Uses” zone provides that commercial premises, shop and/or multiple dwellings are permissible as development which requires consent under subclause 21(2) of SSLEP 1998.

Clause 10 provides that “the Council must not grant consent to the carrying out of development on land to which this plan applies unless the Council is of the opinion that the proposal is consistent with the objectives of the zone within which the land is located”. In our opinion the proposal is considered to consistent with the zone objectives.

5.3 South Sydney DCP 1997 Built Form Controls

The built form controls currently applicable for the site are contained in South Sydney Development Control Plan 1997 (“SSDCP 1997”)

Floor Space Ratio (FSR) – Sheet 2.

- Total FSR – 1.5:1 (NOTE: the proposal exceeds this FSR).

Height

- 12 metre limit (NOTE: the proposal exceeds this height).

5.4 **Draft SEPP (Major Projects) Amendment (Redfern-Waterloo) Policy 2006**

The site is also affected by a draft the draft State Environmental Planning Policy (Major Projects) Amendment (Redfern-Waterloo) Policy 2006 which proposes to zone the site “Business Zone – Mixed Use” (refer **Map 16—Schedule 2—Redfern–Waterloo Authority Sites**).

The objectives of the Business Zone—Mixed Use are:

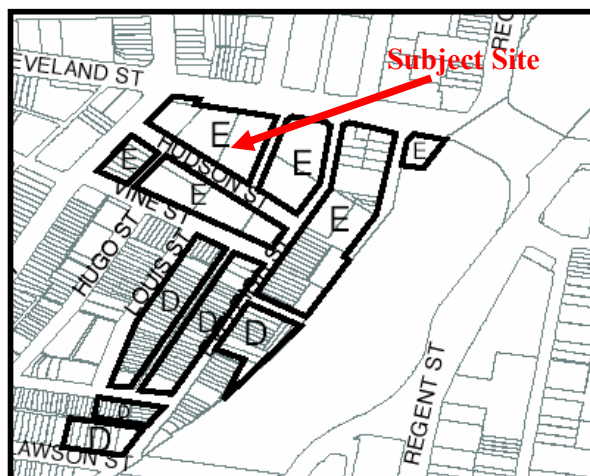
- “(a) to encourage employment generating activities,
- (b) to support the development of sustainable communities,
- (c) to provide a range of educational, cultural and community activities in the Zone,
- (d) to enable some residential development in the Zone,
- (e) to maximise access to public transport,
- (f) to encourage high quality urban design and architecture”.

5.5 **Draft Redfern-Waterloo Built Environment Plan (Stage One) Built Form Controls**

Exhibited with the draft amendment was the “Draft Redfern-Waterloo Built Environment Plan (Stage One)”. The controls identifies provide an increased opportunity for future development of the site. We have previously advised that the application of the draft controls is currently inconsistent with the provisions of SSDCP 1997. It is our intention to adopt the draft built form controls. The key controls under the draft Plan include:

5.5.1 **Floor Space Ratio (FSR)**

AREA “E” - Total FSR - 3:1: comprising a maximum Residential FSR of 1:1 (this leaves a residue Commercial FSR of 2:1).

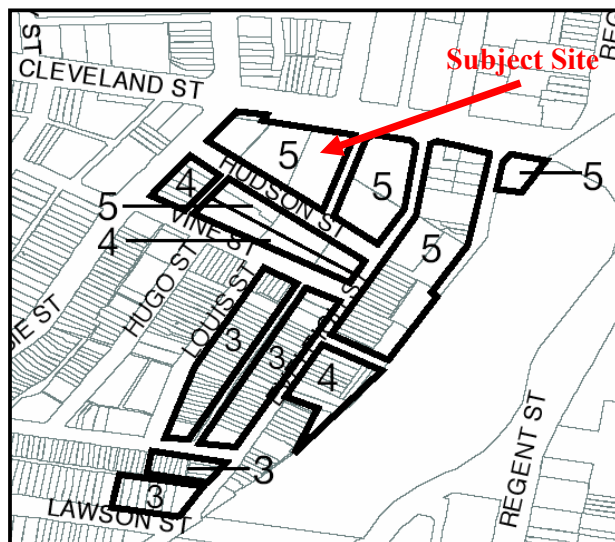


**Extract: FLOOR SPACE
RATIO MAP**

**Draft SEPP (Major Projects)
Amendment (Redfern-
Waterloo) Policy 2006.**

5.5.2 Height

Maximum permitted height - 5 storeys.



**Extract: BUILDING HEIGHT
MAP**

**Draft SEPP (Major Projects)
Amendment (Redfern-
Waterloo) Policy 2006.**



**Hudson Street - view
east of the existing
building.**



**Cleveland Street –
view west the existing
building.**

6 Preliminary Assessment

This Section provides a preliminary assessment of the proposal having regard to general urban design principles. The Environmental Assessment will be accompanied by a detailed analysis and if necessary, supplementary reports addressing the following matters.

6.1 Site Analysis

A site analysis plan has been prepared that provides a review of the site's characteristics and its local context. The plan has considered the existing building fabric, surrounding land-uses and building heights, vehicular and pedestrian access and activation of street frontages, site orientation, and noise. This plan has been used as a basis for the proposed design.

6.2 Access

Vehicular access will be restricted to Hudson Street (existing access) and Hart Street (proposed). Due to its high traffic volumes it is considered inappropriate to allow vehicular access onto Cleveland Street.

6.3 Setbacks

The existing warehouse building is built to the various street boundary's and it is intended to reinforce this built form element in the proposal for the lower levels whilst providing opportunities for "activation" of the street. The upper levels will be appropriately setback from the boundaries in response to bulk, scale and massing issues.

6.4 Privacy and Amenity

The development will provide a mix of private open space balconies and common open space at podium level. The design of the residential units will have regard to the principles outlined in State Environmental Planning Policy 65 - Design Quality of Residential Flat Development (SEPP 65) and the Residential Flat Design Code, including:

- Separation between facing buildings;

- Distance between openings;
- Orientation of units to allow for cross ventilation;
- Orientation of private and common open space areas, having regard to solar access and noise; and
- Separation from the commercial components to ensure delineation of private and public domain areas.

6.5 **Noise Attenuation**

The traffic volumes along Cleveland Street represent the greatest noise source to the site consequently future development will need to provide appropriate noise attenuation measures along this frontage.

6.6 **Car Parking**

On-site parking is proposed to be provided within a basement with access via Hart Street. It is intended to provide commercial spaces for tenants and loading/unloading facilities. Parking for residents will be restricted, the aim being to encourage the use of public transport given the site's proximity and convenient access to various modes of public transport.

6.7 **Heritage**

The site falls within an area identified as the Darlington Conservation Area, designated Conservation Area 17 [CA17] under Schedule 2A of the South Sydney Local Environmental Plan 1998. The site has been assessed by Archnex Designs (Heritage Consultants), who make the following preliminary comments.

| | | | |
|--------|------------------------------|------------------------|---|
| "CA17" | Darlington Conservation Area | Darlington and Redfern | Cleveland St, the western escarpment of the railway lines, the southern boundaries of Nos 125–157 Little Eveleigh St, Wilson St, Ivy Ln and Boundary St |
|--------|------------------------------|------------------------|---|

There is also a "Building Contributions" Map for CA17 – see

http://www.cityofsydney.nsw.gov.au/Development/documents/Heritage/areamaps/CA17_Darlington.pdf which identifies heritage items, "contributing", "neutral" and "detracting" elements within CA17. The subject property is identified as a "contributing" element.

The available inventory sheet (SHI data No. 2421471) gives a level of significance as ‘Local’, and a lengthy Statement of Significance, the more pertinent portions of which is:

“There is a complementary mix of light industrial buildings, largely sympathetic in scale and alignment to the terraces”

At “Recommended Management” it states, amongst other things:

(c) Other Significant development:

- Retain intact Interwar industrial development

The façade to Cleveland Street is of an “Interwar Functionalist” style. It appears that the building associated with this façade has been substantially modified over the years to an extent whereby there is little direct correlation between the fabric of the light industrial building and the façade. The façade also makes a contribution to the streetscape of Cleveland Street as a remnant Interwar element, and is considered worthy of retention. It is a matter of developing a design for the new work that integrates the façade so that it is not merely “facadism”- an approach that has lost much of its credibility in conservation practice.

There is one item in the vicinity/ visual catchment of the site:

| | | | | | |
|-----|----------------|-------------|-------|--|------|
| 31* | Balfour Street | Chippendale | 56–60 | Strickland Building, three storey Federation Arts and Crafts style residential flat building, c 1914 | 8.23 |
|-----|----------------|-------------|-------|--|------|

Development on the subject site will require assessment in terms of impacts on the setting of the Strickland Building.

The site would appear to be subject to the provisions of the heritage provisions of the South Sydney LEP 1998 (Clauses 23A, 23B and 24), and the South Sydney Heritage DCP in relation to conservation areas”.

6.8 **Crime Prevention Design Measures**

The proposal will be subject to a design review and analysis in accordance with the Crime Prevention through Environmental Design (CPTED) factors.

6.9 Contamination

Given the prior uses and age of the building an assessment will need to be undertaken, prior to demolition and as part of any redevelopment. The findings and recommendations of the assessment will then be incorporated into future works.

6.10 Design Statement

The design of the residential units will have regard to the principles outlined in State Environmental Planning Policy 65 - Design Quality of Residential Flat Development (SEPP 65) and the Residential Flat Design Code.

6.11 Service Infrastructure

A sewer main runs through property and a services report will be required to address this infrastructure.

7 Key Issues

Having regard to the preceding assessment we consider that those matters considered to be the likely key issues (in no particular order) for development of the site, include:

- Heritage.
- Contamination.
- Urban Design.
- Noise – acoustic treatment.
- Activation of Street frontages.
- Services.

8 Conclusion

The site is affected by draft planning provisions, which if applied, will be inconsistent with the current controls contained within SSLEP 1998 and SSDCP 1997. It is our view that in the redevelopment of the site there ought to be greater weight given to the yet-to-be adopted built form controls as it will reinforce the future direction for the revitalization of the area.

It is noted that the proposal is compliant with both the existing and proposed zonings. It is our view that we have demonstrated that the proposal can satisfy the zone objectives. We intend to provide an urban design assessment of the proposal in accordance with the provisions of SEPP 65 and the Residential Flat Design Code.

We submit the attached preliminary plans and information for consideration and preparation of the Director General's requirements.

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# **Appendix No. 1**

## **Department of Planning Requirements for Project Report (Schedule 1)**



## Schedule 1 – Project Description Report

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The following preliminary information must accompany the Project Application. The purpose is to provide sufficient information to assist in the preparation of the Director General's requirements for the Environmental Assessment of the project. It is recognised that at this stage of the project development, many of the elements of the project may be at a conceptual stage, and may change as the details of the project specifications are refined as part of the assessment process.

### 1. Project Description

Provide an overview of the project including

- (a) the location with a map identifying the site
- (b) a written and graphical description of the project and any ancillary components with relevant preliminary plans including:
  - the proposed layout
  - the proposed land uses
  - the proposed size and scale of the project components
  - accessibility and interrelationships with the surrounding area
  - any open space or infrastructure implications.

### 2. Planning provisions applying to the site

- (a) Overview of the planning provisions applying to the site
- (b) Identify whether the project is permissible under the prevailing EPIs
- (c) Identify whether the project is consistent with relevant performance criteria or standards in EPIs, DCPs or other policies

### 3. Preliminary Assessment to identifying potential Key Issues

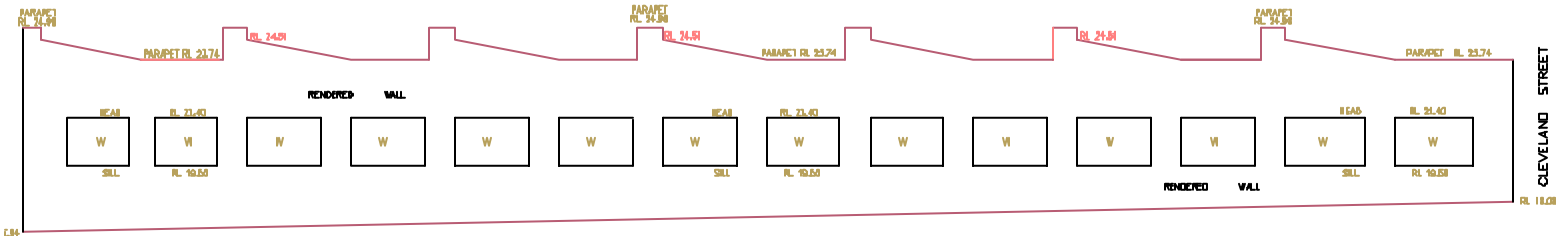
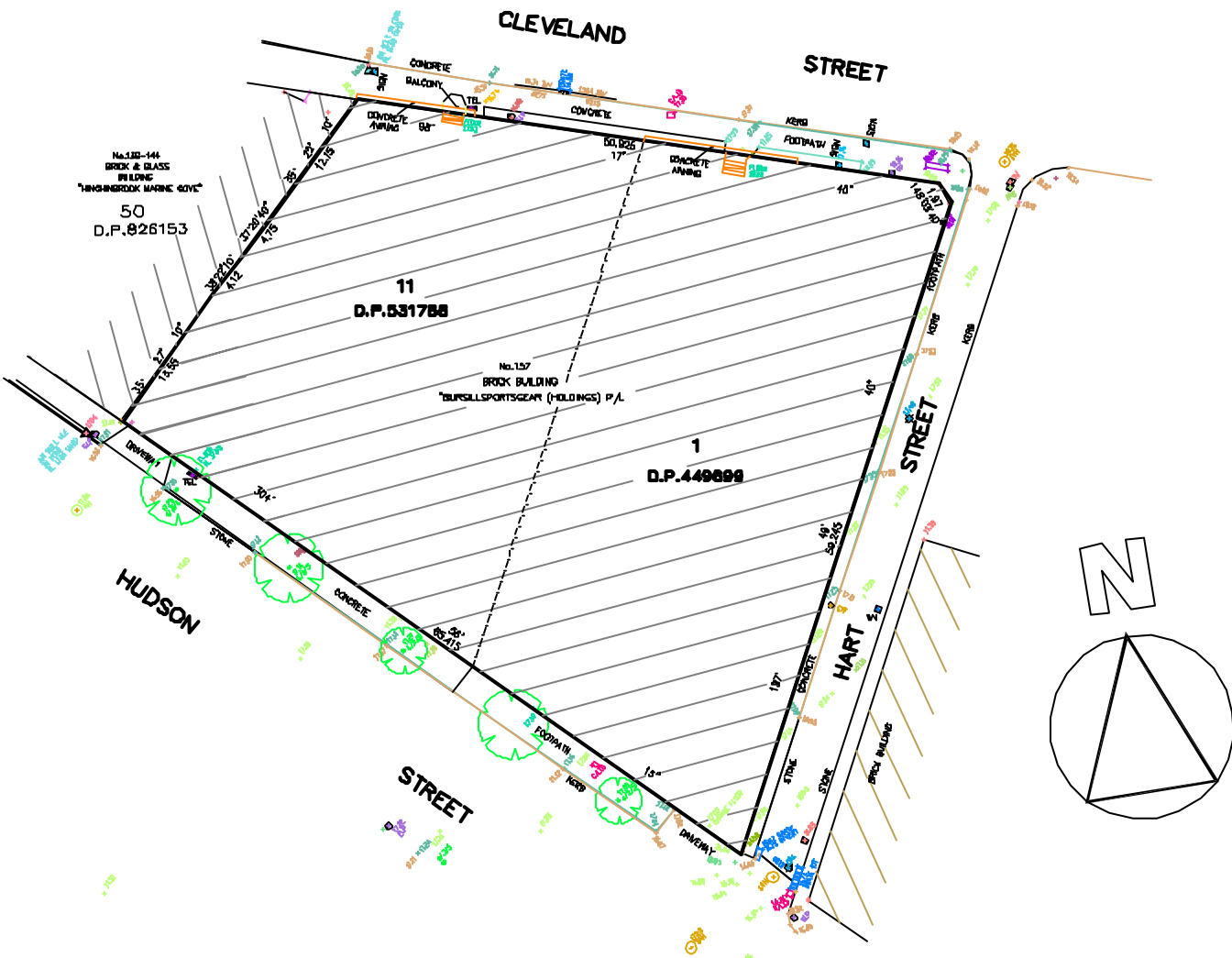
The Preliminary Assessment should identify:

- (a) Any provisions of the Metro Strategy or regional strategies that may have significant implications for the Project
- (b) Any opportunities or constraints associated with relevant EPIs or other relevant planning documents applying to the site
- (c) Any opportunities or constraints associated with past use of the site or from the characteristics of the location
- (d) Overview of any potential environmental (biophysical, social or economic) impacts associated with construction, operation or occupation of a project and likely environmental risks
- (e) The views, if known, of other agencies, local council and the community
- (f) A summary of what, in the proponents view, are likely to be the **Key Issues** to be assessed to provide appropriate information:
  - for the development of a 'statement of commitment' for the management of impacts from the design, construction and operation of the project; and
  - for the Minister to make a determination in relation to the project application.

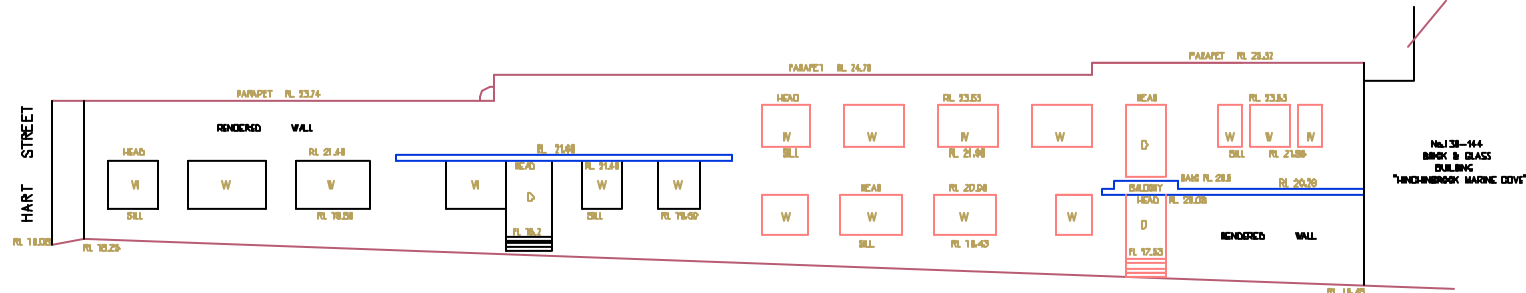


# **Appendix No. 2**

## **Concept Plans**



HART STREET EASTERN ELEVATION OF No.157



CLEVELAND STREET NORTHERN ELEVATION OF No.157



DEVELOPMENT  
CONSULTANTS

ARCHITECTURAL AND ENGINEERING DESIGN CONSULTANTS  
20 Valley road Eastwood NSW 2122 PH 9874 2813

CLIENT  
AUSIND

PROJECT  
MIXED COMMERCIAL AND RESIDENTIAL DEVELOPMENT  
AT 157 CLEVELAND STREET, CHIPPENDALE

# SITE ANALYSIS PLAN

|                |                       |
|----------------|-----------------------|
| DRAWN<br>HASAN | DWG No.<br>05.06/SK01 |
| SCALE<br>1:600 | DATE<br>MAY 2006      |



SITE AREA 2701 sq.m.

CAR SPACE 32







SITE AREA 2701 sq.m.

RETAIL 900 sq.m.

**DEVELOPMENT CONSULTANTS**  
ARCHITECTURAL AND ENGINEERING DESIGN CONSULTANTS  
20 Valley road Eastwood NSW 2122 PH 9874 2813

CLIENT  
AUSIND  
PROJECT  
MIXED COMMERCIAL AND RESIDENTIAL DEVELOPMENT  
AT 157 CLEVELAND STREET, CHIPPENDALE

**MEZZANINE FLOOR PLAN  
RETAIL**

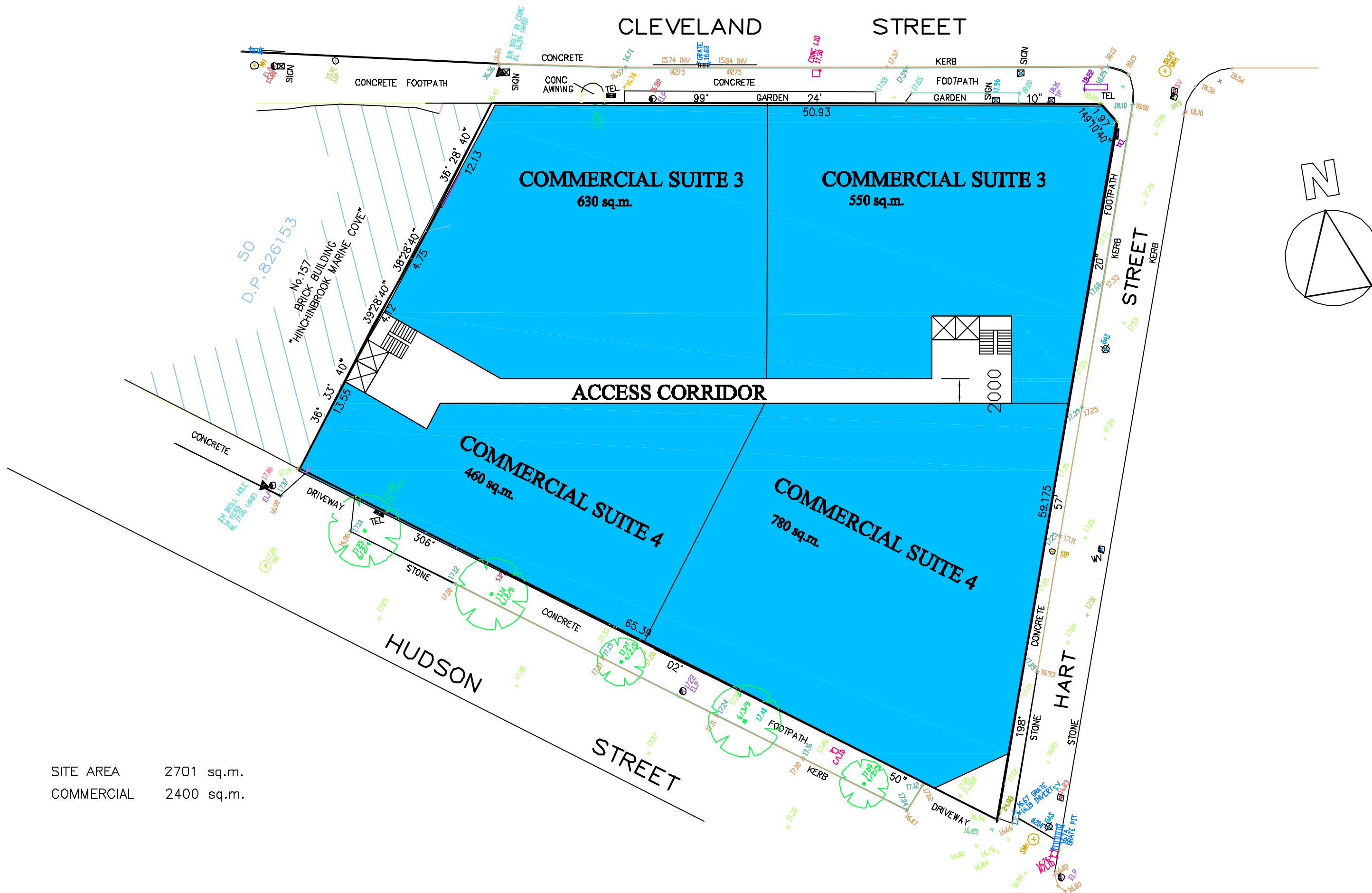
DRAWN  
HASAN

SCALE  
1:300

DATE  
MAY 2006

DWG No.  
05.06/SK04





SITE AREA 2701 sq.m.  
COMMERCIAL 2400 sq.m.

**DEVELOPMENT CONSULTANTS**  
ARCHITECTURAL AND ENGINEERING DESIGN CONSULTANTS  
20 Valley road Eastwood NSW 2122 PH 9574 2813

CLIENT AUSIND  
PROJECT MIXED COMMERCIAL AND RESIDENTIAL DEVELOPMENT  
AT 157 CLEVELAND STREET, CHIPPENDALE

**LEVEL 1  
COMMERCIAL**

DRAWN  
HASAN

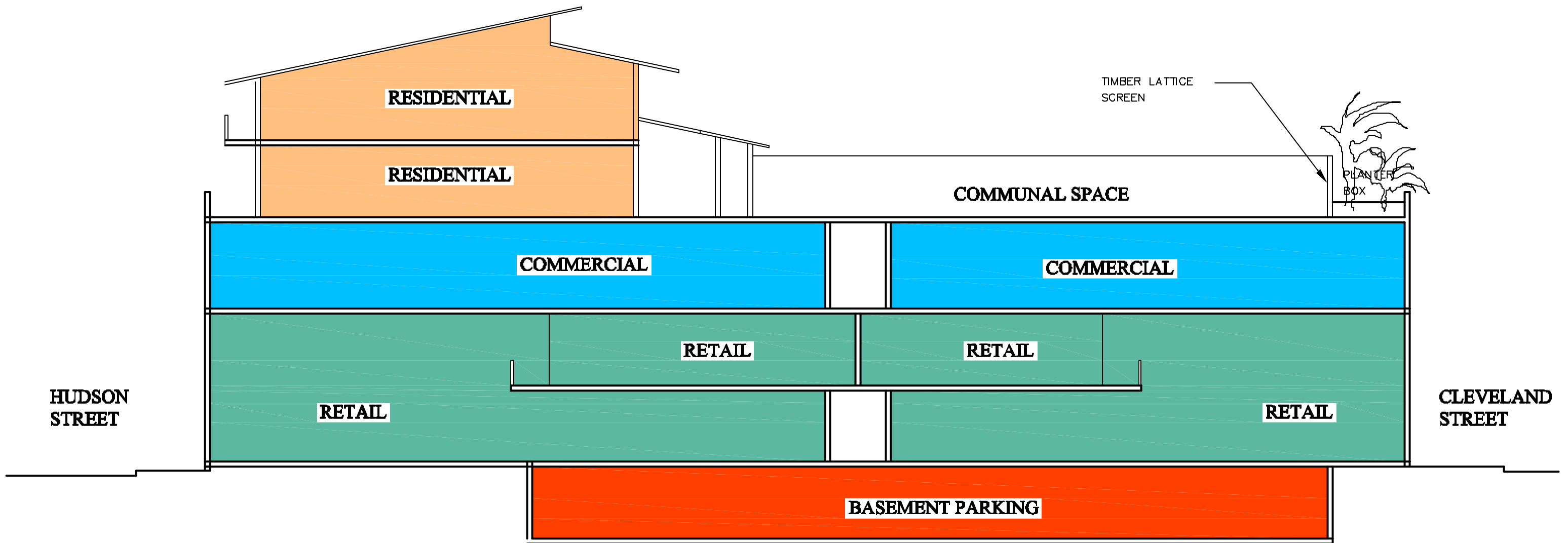
SCALE  
1:300

DATE  
MAY 2006

DWG No.  
05.06/SK05



|                     |            |
|---------------------|------------|
| RESIDENTIAL 3 AND 4 |            |
| STUDIO              | 14         |
| 2BED UNIT           | 16         |
| LEVEL 3 AREA        | 1300 sq.m. |
| LEVEL 4 AREA        | 1300 sq.m. |



**RESIDENTIAL - 2 LEVELS**  
2600 sq.m

**COMMERCIAL**  
2400 sq.m

**RETAIL - GROUND + MEZZANINE**  
3002 sq.m

