

CERTIFICATE

To the best of my knowledge Appendix 31 to 33 of this Environmental Assessment (EA) report contains information sufficient for the assessment of the activity to which the EA relates.

The documentation at Appendix 31 to 33 addresses the relevant Director Generals Requirements (DGR's) dated 28 May 2008, and the information contained within the applicable appendix is neither intentionally false nor misleading.

I certify that I have managed the preparation of the contents of the Appendix 31 to 33 as being true in all material particulars and do not intentionally, by presentation or omission of information, materially mislead.

I hereby certify that I have prepared the contents of this Report in accordance with **Section 75E** of the Environmental Planning and Assessment Act 1979.

PREPARED BY:

CATHY HAYES
Marchese Partners International
Senior Associate
Registration 6107

Signature



Date

1st

October

2008

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To the best of my knowledge Appendix 7 to 12 of this Environmental Assessment (EA) report contains information sufficient for the assessment of the activity to which the EA relates.

The documentation at Appendix 7 to 12 addresses the relevant Director Generals Requirements (DGR's) dated 28 May 2008, and the information contained within the applicable appendix is neither intentionally false nor misleading.

I certify that I have managed the preparation of the contents of the Appendix 7 to 12 as being true in all material particulars and do not intentionally, by presentation or omission of information, materially mislead.

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CLEMPTON PARK – 60 CHARLOTTE STREET CLEMTON PARK

RE: PROPOSED MIXED USE DEVELOPMENT with RESIDENTIAL APARTMENT BUILDINGS DESIGN STATEMENT

The Clemton Park is a mixed use development. There is a bulky goods facility, local retail and medical facilities. These are combined with a seniors living precinct and a residential community centred on large parkland. Clemton Park is currently the Sunbeam Factory at 60 Charlotte Street; the site is surrounded by a mixture of building types, heights, uses and styles.

The design intent integrates the development with the surrounding urban fabric. The continuation of the existing road network and maintaining the current grid, allows a familiar street pattern to be retained and rejects the gated community model for urban redevelopment.

The siting of the different programmes allows the appropriate continuation of existing development. The bulky goods facility fronting Charlotte Street is compatible with the existing light commercial on this street. The bulky goods facility occupies a whole block having a small retail component that fronts New Alfred Street, the village shopping street. The large park is centrally located for the enjoyment of all user groups. Residential, the medical facility and some retail fronts the park.

The residential community is made up of four apartment buildings and a town house strip. The apartment buildings, although at concept plan stage, (with the exception of Lot 3) have been designed in line with SEPP 65 guidelines. Building orientation and separation informs the site configuration. Significant Visual privacy is primarily achieved through the substantial building separation and significant setbacks. Ground floor apartments have carefully designed private courtyards that divide the public and private domain.

The built forms in the concept plan proposal are appropriately scaled and contribute positively to the local context.



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