

Former Sunbeam Site *Clemton Park*

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Welcome

Welcome to this community information and feedback session on the concept plan developed for the former Sunbeam site - 60 Charlotte Street, Clemton Park.

The purpose of this session is to provide information and an opportunity for feedback on Davids Group's vision and concepts for the site, prior to an application being submitted to the NSW Department of Planning.

Members of the project team are here to discuss the concept plan and answer questions.

The project team is:

- Parkview Sydney Developments – Proponent
- The Davids Group – Development Management
- Planning Workshop Australia – Planning
- Marchese & Partners – Architecture
- The Buchan Group – Architecture
- Traffix – Traffic and Transport
- Elton Consulting – Community Consultation.

Feedback from tonight's session will be used along with the other technical and planning studies to develop a preferred concept plan for the site. The plan will be submitted to the New South Wales Department of Planning for assessment under Part 3A of the Environmental Planning and Assessment Act 1979.

We have prepared feedback forms to assist you with making comments. You can either place your form in the box provided as you leave the session today, or post them to the address shown on the reply paid envelope by 5 August 2008.

*Davids Group
is a property
development company
with experience in a broad
spectrum of projects from
residential, retail and
commercial through
to industrial and
civil projects.*

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Site in context

The former Sunbeam site is located within the suburbs of Clemton Park and Campsie, within the Canterbury local government area.

The site is bounded by Charlotte Street to the west, Troy Lane and Sunbeam Lane to the north and Harp Street on the south west of the site.

The site is approximately 1.2 kilometres south of the Campsie town centre and approximately 250 metres south of Canterbury Road.

The site has been used for industrial purposes and is generally surrounded by residential developments.

The site was vacated in August 2002 by the former Sunbeam factory and has been used for limited industrial purposes for the past six years.



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Planning process

The Davids Group is working closely with both the Department of Planning and Canterbury City Council to plan for the former Sunbeam site.

The Department of Planning (DoP) has classified the proposal to redevelop the site as a Major Project under Part 3A of the Environmental Planning and Assessment Act.

The Department has issued Director General's Requirements (DGRs) to assist the preparation of an Environmental Assessment (EA) of the proposal. Feedback from the community will help inform planning for the site and will be incorporated into the final concept plan application before it is submitted to the Department of Planning.

Following any feedback received by the community both verbally tonight and in writing, Planning Workshop Australia will prepare an assessment of the proposal. This will pay regard to the proposal's relationship with the existing and future character of the area. The assessment will cover issues of the scale of the development, the uses proposed, the traffic implications as well as the economic and social implications of the development.

It is hoped that the EA will be submitted to the Department of Planning for consideration at the end of August.

It is expected that the finalised concept plan will be publicly exhibited on the Department of Planning's website following that submission, allowing the community to provide further input.

PART 3A MAJOR PROJECT PLANNING PROCESS

Submit request to DoP for proposal to be declared a Major Project

Prepare initial application (Preliminary Environmental Assessment) seeking DGR's

Submit Preliminary Environmental Assessment (PEA) to DoP

Obtain Environmental Assessment Requirements (DG requirements) Agencies and consultants identify key issues / Planning Focus Group Meeting

Preparation of the Environmental Assessment (EA) Document including Draft Statements of Commitment and VPA
(Currently the application is at this stage within the process)

Submit EA to DoP

Public exhibition, consultation and review

DoP considers submissions and finalise assessment

Director General prepares Assessment report

Possible preparation of preferred project report

If the DG considers that significant changes are proposed to the nature of the project, the preferred project report may be re-exhibited for 30 days

Minister approves Project

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Concept plan

The Davids Group proposes to revitalise the former Sunbeam site by redeveloping it for a variety of uses. The site has been underutilised for the past six years.

The Davids Group wish to develop the site with a high quality approach to design excellence and urban regeneration. The size of the site lends itself to the development of a new precinct for the area.

A draft Concept Plan has been developed, which sets out the size and location of buildings and open space areas.

The proposal is for a mix of uses on the site, particularly:

- A new village centre
- Public open space
- Local shopping
- A Seniors Living Zone
- A medical centre
- A childcare centre

- Trade retail and Bulky Goods Centre
- Gymnasium
- Commercial offices.

The new precinct will have a capacity of up to 37,500 square metres of employment space, 30,000 square metres of residential and 18,000 square metres of seniors living.

The concept plan proposes a mix of building heights, with 2/3 storey terraces, 6/7 storey residential apartments and 5 storey employment buildings.

The proposed redevelopment will create a significant number of employment opportunities, most of which will be suited for the local job market.

The concept includes a new local village centre for the community. The village centre is consistent with NSW Government's Metro Strategy to provide jobs and services close to where transport and where people live.



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Concept plan

One of the key urban design principles for the project is to provide design excellence and a high level of amenity to current and existing residential developments.

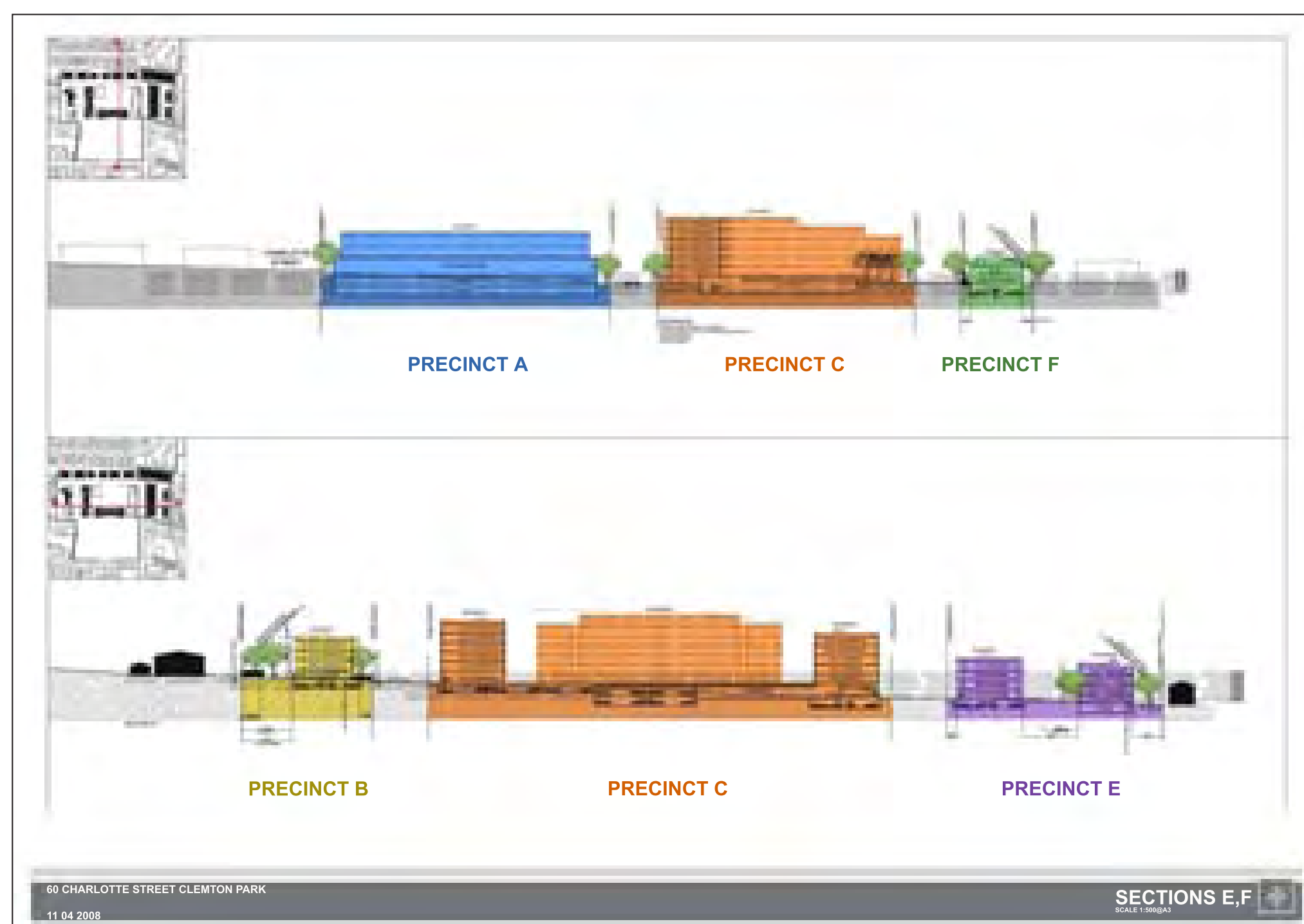
The buildings will achieve energy and water efficiency and thermal comfort targets outlined in BASIX, which are the NSW Government's building sustainability guidelines.

The proposal is consistent with the State Environmental Planning Policy 65 Design Quality Principles, which include providing solar access and natural cross-ventilation across the site.

The concept plan acknowledges the importance of revitalising the site and integrating it with the surrounding community. Pedestrian access will be encouraged and appropriate street lighting provided.

Key features of the concept plan include:

- A new publicly accessible park in the village centre
- Local shops
- Improved pedestrian access in and around the site
- All buildings will be considerably set back from the edge of the site to ensure that there are minimal viewing and shading impacts.



Examples of similar bulky goods centres



Proposed bulky goods centre

DRAFT FOR CONSULTATION

DAVIDSGROUP

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Transport

One of the key objectives of the project is to provide a range of facilities that will serve the needs of the existing local community and new residents and avoid travel outside the locality.

A comprehensive Traffic Impact Assessment has been prepared by Traffix Traffic and Transport Planners based on an indicative land use scenario. This report provides an assessment

and analysis of existing traffic movements and concludes that the traffic impact of the proposal will be acceptable and generally comparable to the original industrial activities that have occurred on the site.

The site is located about 300 metres south of Canterbury Road and 100 metres west of Bexley Road, and has good access to public



transport, with direct bus services to the Sydney CBD, Rockdale, Bondi Junction, Bankstown, Drummoyne and Five Dock.

The proposal outlines uses for the site that are relatively low traffic generating uses, whilst still providing employment opportunities within the site.

Any increase in traffic movement around the site is within accepted standards for the road network's environmental capacity. Further detailed investigations will be undertaken relating to the final development concept and this will also be the subject of later project applications.

The parking provided on site (about 700-800 spaces) will be shared for the different uses, which generate peak demands at different times. The vast majority of car parking spaces will be provided underground to reduce potential noise and impacts on the amenity of the area. Limited parking will be provided on-street within the development to activate the street frontage.

The internal pedestrian linkages will be designed to complement the extensive pedestrian networks already available within Clemton Park and Campsie. In addition, pedestrian and cyclist safety will be maximised through the removal of on-street parking.

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Open space and village centre

The Concept Plan outlines 4,800 square metres of open space across the site, which represents nearly 10 percent of the total site.

Within the proposed village centre there will be a large area of open space, which will be accessible by both local residents and the wider community.

The proposal outlines a cross site link through pedestrian pathways, which will enable local residents to have better access in and around the site.



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Next Steps

Thank you for your interest in today's community information and feedback session.

Your comments and feedback will be included in a report to Davids Group and The Department of Planning, which will support the preferred concept plan application for the site. All personal details and feedback will be treated according to appropriate privacy protections.

You can comment to the project team in the following ways:

- Complete a feedback form and leave it in the box provided
- Take a form home and post or fax it back to:

Elton Consulting

P0 Box 1488

Bondi Junction NSW 2022

Fax – 9387 2557

Email – janis@elton.com.au

It is expected that the finalised concept plan will be publicly exhibited on the Department of Planning's website in the near future at www.planning.nsw.gov.au.

We thank you for your interest in the project and look forward to hearing your comments.

Thank You!

