

**APPENDIX 2**

**PART 3A REQUEST LETTER  
DATED 25 JULY 2007**

Chairman: Professor Sonja Lyneham BA MTCP FPIA Adjunct Prof FBE (UNSW)  
Directors: Charles Hill MSA Dip TCP FPIA; Garry Fielding BA Dip URP Dip LCM FPIA;  
David Ryan BTP (Hons) Dip Law Grad Dip Leg Prac MPiA; Sue Francis Dip Env Plng (UK) PDP Env Plng (UK) MPiA MRTPI;  
Senior Associate: Rob Power Dip Law MPiA

25 July 2007

Reference: 2071094

Mr. Frank Sartor, MP  
Minister for Planning  
Department of Planning  
23-33 Bridge Street  
Sydney 2001

Dear Sir,

**RE: MAJOR RESIDENTIAL, COMMERCIAL AND RETAIL PROJECT AT  
CHARLOTTE STREET, CAMPSIE**

I refer to the recent discussions held between yourself and Parkview regarding the above mentioned site. Subsequently Planning Workshop Australia, on behalf of Parkview has been requested to prepare a preliminary project outline in relation to land (the subject site) at Charlotte Street, Campsie (see **Figure 1**).

In this respect:

- a) The proponents request that the Minister consider the site to be a **Group 5 Residential, commercial or retail project** under Clause 13 of Schedule 1 of the *State Environmental Planning Policy (Major Projects) 2005*.
- b) The proponents request that the Minister authorise the preparation of a 'Concept Plan' for the 'project'.
- c) Contingent upon a & b, a proposal will be lodged as a **Part 3A** Concept Plan Application (**the Application**) and a Project Application which would comprise the following:
  - i. the 'subdivision', 'use' and 'development' of land;
  - ii. associated roadworks, ancillary infrastructure and environmental measures;
  - iii. Project application Stage 1 (employment zone); and
  - iv. Project application Stage 2 (residential component).
- d) A 'Statement of Commitments' will be prepared to accompany the Application and will form the basis of a Draft Planning Agreement (**the Agreement**).
- e) The Minister, in granting the approval under **S75O**, may determine under **S75P(1)(a)**, that further applications, assessments and approvals are required in relation to each stage and aspect of the concept plan except for stages 1 & 2 (i.e. the employment zone and the first residential component).

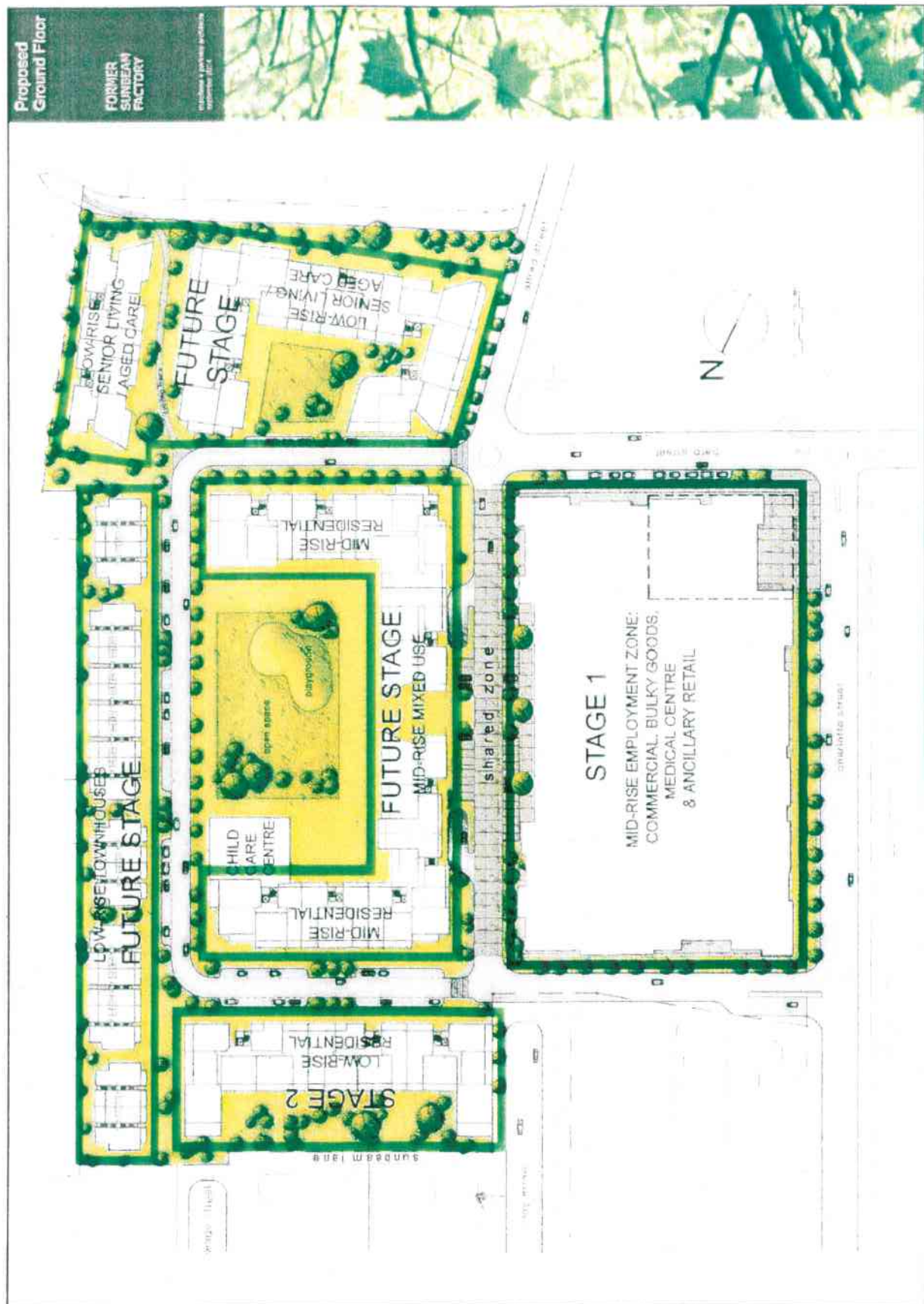


Figure 1: Project Outline Plan

Investigations are proposed to be undertaken in relation to the subject site and adjoining lands. These investigations will address the heads of consideration required to be considered by the Minister and Department of Planning including **Part 3A S75F Environmental Assessment Requirements for Approval** (Director General Requirements) prior to:

- a) the gazettal of the lands for Residential, Commercial or Retail project purposes under Clause 13 of Schedule 1 of *SEPP (Major Projects) 2005*; and
- b) the determination of the Application by the Minister.
- c) In this regard, **items a.** (declaration and gazettal) and **b.** (assessment and determination) could occur concurrently or sequentially as may be determined by the Minister.

## 1. LOCATION OF SITE

The site encompasses two lots legally described as Lot 1 DP 721721 and Lot A DP 431356. Lot 1 has an area of 43,051m and Lot A has an area of 11,795m<sup>2</sup> with a total area of 54,846m<sup>2</sup>. The site is located approximately 1.5km north of the M5 motorway and 250m south of Canterbury Road which runs east-west linking the Sydney CBD with the greater western suburbs. The site is bordered by Charlotte Street to the West of the site, and Troy Lane and Sunbeam Lane to the North. Harp Street curves around to border the south west of the site. (see **Figure 2**)

The site appears to be located within, or within close proximity to, the Canterbury Road Enterprise Corridor and the M5 Economic Corridor as identified in Figure B8 of the Sydney Metropolitan Strategy 2005.

## 2. CURRENT ZONING AND USE

The site is zoned **4(b) light industrial** pursuant to Canterbury Planning Scheme Ordinance and is generally surrounded by residential developments. Zone 2(a) residential "A" exists to the south, east and west; and zone 2(b) residential "B" sites are located north. A combination of 2(a) residential "A" and 2(b) residential "B" zoning exists east of the site (See **Figure 3**).

Notwithstanding the above, various industrial uses adjoin the land in the south west corner of the site, within the continuation of the 4(b) Light Industrial zoned land.

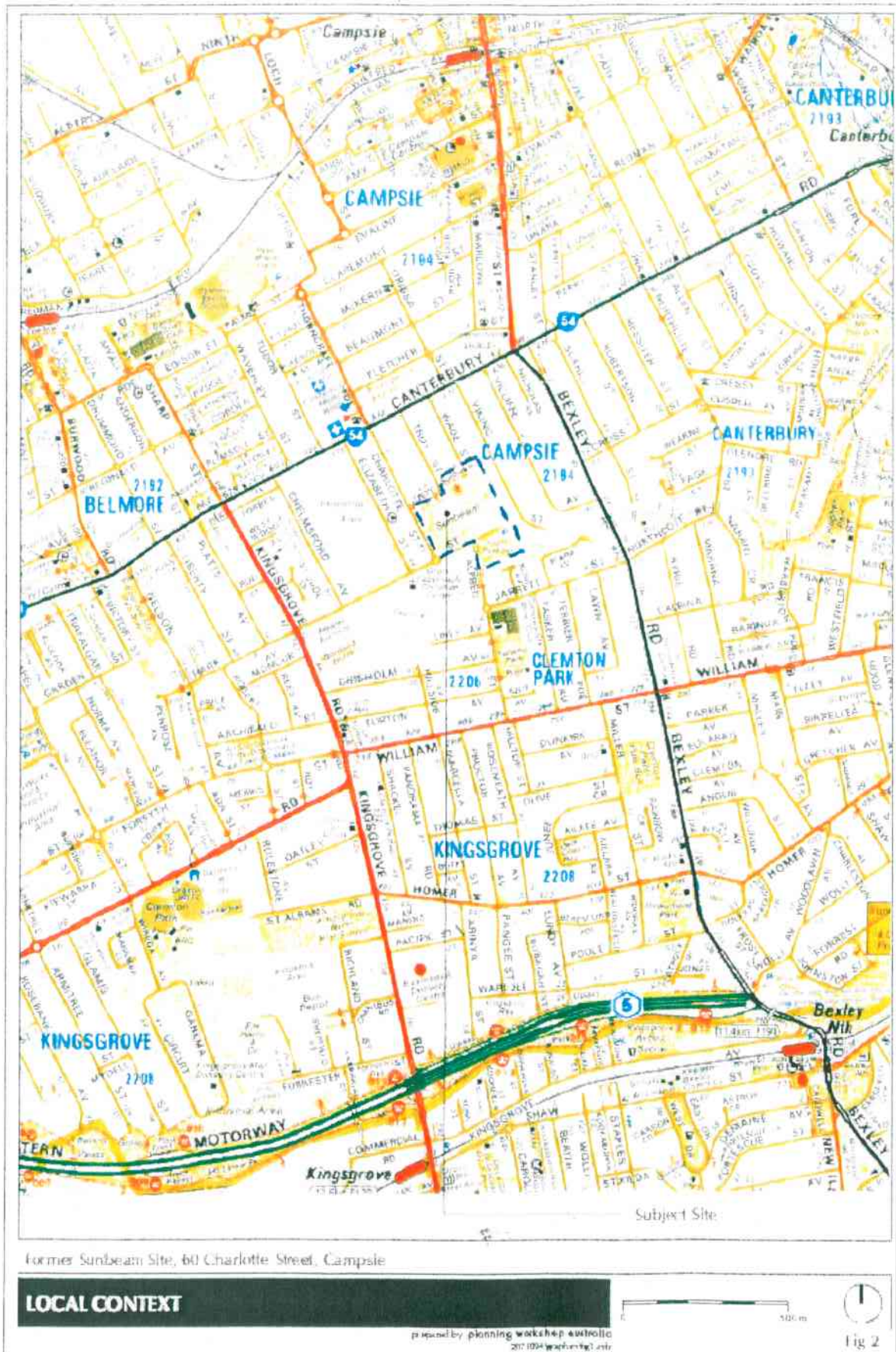


Figure 2: Locality Plan



Figure 3: Zoning

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The site comprises a factory and ancillary buildings which were vacated in August 2002 by the former Sunbeam Factory. The manufacturing operations of the Sunbeam Corporation (and its predecessors) took place on the site from 1954 until this date. Part of the site is currently occupied on a temporary lease basis by individual industrial operators. Existing land uses within the Canterbury Road Enterprise Corridor and the M5 Economic Corridor vary significantly with large tracts zoned industrial, commercial and residential. The existing commercial and industrial premises are dominated by automotive trades and building trades services. There are also a substantial number of vacant commercial premises and a limited number and range of retail activities.

The proposed light industrial uses are permissible under the Canterbury Planning Scheme Ordinance while the residential, commercial and retail and bulky goods retail uses are prohibited.

## 3. THE PROPOSAL

The proposal is for a mid-rise employment zone consisting of commercial, bulky goods, medical centre, child care centre and ancillary retail services, as well as low to mid rise residential and mixed use zones including seniors living on a large underutilised site. (see Figure 1)

Future development work will be in accordance with the Gross Floor Area for each superlot/stage defined within the Concept Plan. The consent issued by the Minister is expressly for envelopes and requires new applications to be lodged.

The design of the buildings (except those related to Project Application Stage 1 and Stage 2) will be subject to detailed drawings prepared consistent with the Project Application that would show building materials, building heights, internal layout and connection to services and be in accordance with a community management plan.

Moreover, the subject site provides the opportunity to provide design excellence on a significant scale and in a form not yet seen within the Council area. As such the site will be a catalyst for improved architectural excellence and urban design considerations for the Council area as a whole. The site offers significant scope to combine both employment activities within what will become a new 'centre' of high calibre urban design.

## 4. CAPITAL INVESTMENT VALUE

The capital investment value is estimated to be in excess of **\$250,000,000.00**.

## 5. JUSTIFICATION AS TO WHY THE SITE ACHIEVES STATE OR REGIONAL PLANNING OBJECTIVES:

For the purposes of Clause 13 of Schedule 1 of *SEPP (Major Projects) 2005*, residential, commercial or retail construction projects are likely to contribute significantly and tangibly to achieving State or regional planning objectives in the following manner:

### a. Local impediments to urban renewal

The site is located within the Canterbury Road Enterprise Corridor and the M5 Economic Corridor pursuant to the Metropolitan Strategy. In particular, Strategy A Economy & Employment and Strategy B Centres & Corridors are of relevance to the opportunities presented by the proposal. The impediments to urban renewal in this area is the current

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zoning and piecemeal land ownership. In this regard, the subject site offers a unique opportunity not otherwise available in the area.

## **b. Facilitate housing or job growth**

The proposal is located within the M5 Economic Corridor pursuant to the Metropolitan Strategy, is consistent with the objectives and initiatives for Economy and Employment, and will assist in the State government attempts to manage the shifts in industry and resultant underutilized industrial areas, by facilitating development of additional higher employment generating uses within otherwise under-utilised light industrial lands.

The proposal would allow a more varied mix of employment uses to be incorporated in the Campsie and Clemton Park region to assist in the accommodation of changing employment trends. The proposal will assist in the renewal of the area through increased economic activity and employment opportunities, providing development in a location with abundant public and private transport options; and enhancing the viability of a currently unused site through the provision of a diverse range of development; in effect creating a new "centre" for working and living.

## **c. Transport accessibility**

The site is located in close proximity to three major distributor roads, namely Canterbury Road, Kingsgrove Road and Bexley Road. Canterbury Road is the main access road to the greater west and the Sydney CBD, and is directly accessible from the site through Charlotte Street. Bexley Rd (east) and Kingsgrove Rd (west) connect with Canterbury Rd approximately 250m from the site and run south to connect to the M5 South West Motorway (M5), the key route between the Sydney CBD and the South Western suburbs. Kingsgrove Road is also accessible through the industrial area via Harp Street.

The public transport infrastructure links the site with a significant labour force, through bus routes along Canterbury Road and Bexley Road as well as access to the rail network via Campsie train station.

## **d. Improved infrastructure**

The Industrial Zone and the subject site are well serviced by infrastructure as a long established industrial area.

A 'Statement of Commitments' and the terms of a Draft Planning Agreement will be prepared as part of the Application identifying the infrastructure (local roads and other services) to be provided as part of the project.

## **e. Environmental Sensitivity**

The site comprises a factory and ancillary buildings which were vacated in August 2002 by the former Sunbeam Factory. Part of the site is currently occupied on a temporary lease basis by individual industrial operators. The subject site does not have significant conservation value nor is the project located in or adjacent to coastal locations, important wetlands, critical habitat, World Heritage areas, or areas of high cultural heritage or landscape significance.

One inherent characteristic of the site is that previous investigations have identified contamination of the site through the previous operation of the former Sunbeam factory. Remediation of the site has been undertaken in line with the requirements of the NSW

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EPA, and included identification and remediation of contaminants that had migrated off site to the north of Troy Lane, and remediation of soil and groundwater elsewhere on the site.

### f. Local Council issues

The proponent had an audience with Mr. Sartor and Canterbury Council on 14 June 2007 wherein the details of proposal were discussed. At this preliminary meeting it was indicated that, in principle, the proposal was supported. Subsequent consultations with Council were undertaken on 12 July 2007 and 16 July 2007.

Key Council personnel included:

Mr. Robert Furolo - Mayor

Mr. Jim Montague - General Manager

Mr. Robert Davidson - Director of Planning

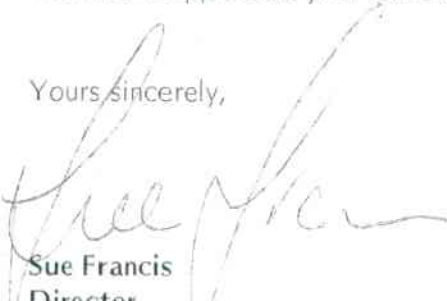
Whilst Council supports the proposal in principle, it can not determine the application under Part 4 of the Act due to the prohibited nature of some of the proposed uses – due to the old nature of the existing planning instrument – It has been acknowledged that rezoning is possible but the Council, being cognisant of the timing required to pursue such a rezoning, and the economic impediment that that timeframe would put on the landowner, has agreed that the matter could be addressed under Part 3A of the Act. Council indicated, nevertheless, that they would welcome involvement at future stages.

Accordingly, the proponent requests that the Minister be the consent authority for the Concept Application as well as for the Project Application including Stages 1 (employment zone) and 2 (residential component). Thereafter, the Minister, pursuant to **Section 23** of the Act, can delegate his functions to determine subsequent project/staging applications to Canterbury Council.

In this instance, it is considered that the site meets the criteria for determining if the provisions of *SEPP Major Projects* apply. It is therefore respectfully requested that the Minister consider the proposal under *State Environmental Planning Policy (Major Projects) 2005*. The proponents also request that the Minister authorise the preparation of a 'Concept Plan' for the 'project'.

We would appreciate your consideration and opinion on this matter.

Yours sincerely,



Sue Francis  
Director  
Planning Workshop Australia

cc: Mr. Sam Haddad  
Director General NSW Department of Planning

Mr. Jason Perica  
Executive Director Strategic Sites and Urban Renewal

## **APPENDIX 3**

### **LETTER FROM DoP ACCEPTING THE DEVELOPMENT UNDER PART3A ON 11 JANUARY 2008**



NSW GOVERNMENT  
Department of Planning

17 JAN 2008

Contact: Anthony Witherdin  
Phone: (02) 9228 6173  
Fax: (02) 9228 6540  
E-mail: [anthony.witherdin@planning.nsw.gov.au](mailto:anthony.witherdin@planning.nsw.gov.au)

Ms Sue Francis  
Director  
Planning Work Shop Australia  
GPO BOX 3275  
SYDNEY NSW 2001

Our ref: MP 07\_01065  
Your ref:  
File: S07/01183

Dear Ms Francis,

**Subject: Proposed Mixed Use Development at 60 Charlotte Street Campsie  
(former Sunbeam Site)**

I refer to your recent letter regarding the above proposal in which you requested confirmation that your proposal is a Major Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (the Act) applies, and sought authorisation for the submission of a Concept Plan.

I am writing to advise you that the Minister formed the opinion on 20 December 2007 that your proposal is a Project to which Part 3A of the Act applies, and authorised the submission of a concept plan pursuant to Section 75M of the Act.

In forming the opinion the Minister noted the Department's concerns regarding the loss of employment land from this site, particularly as the site is identified within the recently released South Subregional Strategy as land to be retained for industrial purposes. Whilst the Department supports redevelopment on the site and is willing to consider some non employment uses despite the Subregional Strategy, the residential component of the proposal should be reduced in favour of greater industrial/employment uses.

You may now apply for the approval of the Minister to carry out the Concept Plan and a concurrent Project Application if desired. In seeking the Minister's approval, Section 75E of the Act requires you to lodge an application with the Director General. The application you will lodge with the Director General must include a completed Application form, a Preliminary Assessment based on the information contained in this Schedule, and the correct fee. I have enclosed an Application Form with this letter, along with a schedule that identifies what information should be addressed in the Preliminary Assessment and the fees to be paid.

If you have any questions concerning any of the above matters or information required for the Preliminary Assessment, you should contact Anthony Witherdin on the phone number 9228 6173 or via e-mail to [anthony.witherdin@planning.nsw.gov.au](mailto:anthony.witherdin@planning.nsw.gov.au).

Yours sincerely

Jason Perica  
Executive Director  
Strategic Sites and Urban Renewal

## Schedule – Information required at lodgement

|                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application form</b>                                     | You must complete in full the Application for a Major Project form enclosed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Preliminary Assessment – Purpose</b>                     | <p>The purpose of the Preliminary Assessment is to assist the preparation of the Director General's Environmental Assessment Requirements.</p> <p>The purpose of the Preliminary Assessment is to culminate in a summary of the "Key Issues". Key Issues are those matters that if not addressed satisfactorily may lead to refusal of the project.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Preliminary Assessment – Identifying Key Issues</b>      | <p>"Key Issues" will emerge from:</p> <ul style="list-style-type: none"> <li>(a) the proponent's consultation with all relevant agencies and groups, and</li> <li>(b) from the proponent's assessment of the proposed project against applicable environmental planning instruments, policies, guidelines and other relevant planning documents.</li> </ul> <p>"Key issues" could include, but may not be limited to:</p> <ul style="list-style-type: none"> <li>(a) non-compliances with known relevant planning controls;</li> <li>(b) known community concerns about the development proposed;</li> <li>(c) potential environmental impacts associated with construction, operation, or occupation of a project;</li> <li>(d) likely environmental risks;</li> <li>(e) constraints arising from the peculiarities of a project site.</li> </ul> <p>"Key Issues" should not include those aspects of a proposed project that comply with known planning controls; where there are no community concerns or where there are no other contentious matters.</p> |
| <b>Preliminary Assessment – Information to be addressed</b> | <p>The Preliminary Assessment should include:</p> <ul style="list-style-type: none"> <li>(a) a written and graphical description of the project and any ancillary components, including relevant preliminary plans;</li> <li>(b) the location(s) and a map identifying the site(s)/alignment/corridor;</li> <li>(c) the planning provisions applying to the site and whether the project is permitted under the prevailing EPs, DCPs, policies, etc, <b>and</b> if the project is inconsistent with such instruments/plans/policies;</li> <li>(d) the views of the other agencies, local council and/or the community if known;</li> <li>(e) an identification of any study or investigations undertaken for the preparation of the Metro Strategy or other regional or local strategies that may affect the Project;</li> <li>(f) a quantity surveyor's cost estimate report to verify the capital investment value of the project.</li> </ul>                                                                                                                |
| <b>Application Fee</b>                                      | \$1000.00, based on the set fee for lodgement of a MP application. Outstanding fee's (to be determined) are to be paid at the lodgement of the Environmental Assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Copies of Documentation</b>                              | 10 copies of all documentation lodged (including plans)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Electronic Version of Documents</b>                      | <p>1 CD in Rich Text Format of all documentation lodged, and<br/> 1 CD in PDF format of all documentation lodged, and<br/> All plans should be in PDF format.</p> <p><b>Note:</b> In the event that the documentation exceeds 5</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                  |                                                                                                                                                                                             |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  | Megabytes, you should contact the liaison officer prior to lodgement. Please be aware that you may be required to prepare a website for your Project.                                       |
| <b>Acceptance of Application</b> | The Director General will not accept your application until such time as you complete all the information required by this schedule, the accompanying fee, and a completed application form |