



NSW GOVERNMENT

Department of Planning

Office of the Director General

Ms J Bindon
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Our ref: 9043484
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File: Letter+ DGRs (CUB 09-06) v4.doc

Dear Ms Bindon,

Subject: Carlton United Breweries Site, Chippendale – State Significant Site Study and Director General's Requirements

I refer to your letter and Scoping Paper dated 5 July 2006 concerning the redevelopment of Carlton United Breweries as a Part 3A project and its listing as a State Significant Site (SSS) in the *State Environmental Planning Policy (Major Projects) 2005* (Major Projects SEPP).

On 21 July 2006, the Minister formed the opinion that under Clause 6 of the Major Project that your proposal was a Major Project to which Part 3A of the Environmental Planning and Assessment Act applies. The Minister subsequently on 28 August 2006 authorised your request to submit a Concept Plan for the proposal.

With regards to the Concept Plan, please find attached the Director-General's Requirements (DGRs) for your Environmental Assessment (EA). The Concept Plan should provide an environmental envelope and assessment regime for the development (including subsequent stages) that is based on relevant, contemporary studies.

Once you lodge the EA for the Concept Plan it will be the subject of a test of adequacy to determine whether it adequately satisfies the DGRs. In the event that the Department considers the EA does not adequately address the DGRs, you may be required to submit a revised EA. Please be aware that I may choose to modify these requirements by further notice to you.

With regard to the nomination of the Carlton United Breweries Site as a SSS, I have provided the SSS Study requirements for you in the DGRs. In the event you prepare a Concept Plan EA concurrently with an SSS Study, a single document that combines the Concept Plan EA and SSS Study can be submitted to the Department. However, these should be clearly separated to allow assessment of different statutory requirements

Should you have any enquiries, please contact Antony Pedroza, Senior Planner–Strategic Assessment on 9228 6545.

Yours sincerely

Sam Haddad
Director General

Director-General's Requirements

Section 75F of the Environmental Planning and Assessment Act 1979

Project	State Significant Site and Major Project (concept plan) application for redevelopment of Carlton United Breweries Site
Location	Carlton United Breweries Site and neighbouring land, Broadway (City of Sydney LGA)
Proponent	Foster's Group
Date issued	4 October 2006
Expiry date	4 October 2008
Special Provision	<p>On 21 July 2006, the Minister for Planning declared that redevelopment of the Carlton United Breweries Site and adjoining lots on Kensington Street, within the City of Sydney Local Government Area, for mixed uses and public open space was development to which Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> applied.</p> <p>On 28 August 2006, the Minister for Planning authorised the submission of a Concept Plan for the project, pursuant to Section 75M of the Act.</p>
State significant site Study requirements	<p>A State significant site Study will need to include (but not be limited to) the following:</p> <ol style="list-style-type: none"> (1) Address the criteria at Clause 8 (2) of the Major Projects SEPP, (2) Address the Criteria for State Significant Sites in the attached Draft Guideline dated 24 July 2006, with particular focus on criterion (a), (3) Summarise and document any consultation with City of Sydney Council, any other relevant agencies, and the community and explain how issues raised by Council, agencies or the community have been addressed. (4) Detail the proposed land use controls (including zoning) and justify the necessity for these controls against the existing planning instruments , (5) Indicate the future approval regime for development on the site you are seeking by identifying the circumstances when Part 3A or Part 4 (including exempt or complying development) would apply.
General requirements	<p>The Environmental Assessment (EA) must include</p> <ol style="list-style-type: none"> (1) an executive summary; (2) a description of the project including the: <ol style="list-style-type: none"> (a) need for the project; (b) alternatives considered; and (c) various components and stages of the project; (3) a consideration of all relevant State Environmental Planning Policies (especially SEPP 32, SEPP 55, and SEPP 65) and applicable planning instruments; (4) an environmental risk analysis of the project that identifies potential environmental impacts associated with the project, proposed mitigation measures and potential residual environmental impacts after the application of proposed mitigation measures, with particular attention given to the 'key issues' listed below. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the EA; (5) a draft Statement of Commitments, outlining commitments to public benefits, environmental management, mitigation and monitoring measures with a clear identification of who is responsible for these measures; (6) a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest;

General requirements (Con't)	<p>(7) a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading; and</p> <p>(8) lodgement of a draft planning agreement detailing public benefits to be provided with the development.</p>
Key issues	<p>Carlton United Brewery Expert Advisory Panel</p> <p>Demonstrate that the proposal is consistent with the recommendations of the <i>Carlton United Brewery Expert Advisory Panel Report to Hon. Frank Sartor Minister for Planning</i> (dated 31 August 2006). In the event that there are inconsistencies between the proposal and the recommendations of the Panel's Report, evidence must be provided demonstrating that a similar or better outcome will be achieved.</p> <p>Urban Design, development controls and land uses</p> <ol style="list-style-type: none"> (1) Identify the methodology and justification for selecting the configuration of the CUB proposal, mix of land uses and the density of development. This is to be based on an analysis of alternative options for layout, built form, densities and development parameters. (2) Undertake a Site Analysis that identifies the relevant natural and built environmental features. (3) Demonstrate that the urban and built form for the Site will result in development that is generally consistent with SEPP 65 and the Residential Flat Design Code (where relevant). Where there are inconsistencies with SEPP 65 and the Residential Flat Design Code, evidence must be provided demonstrating that a similar or better outcome will be achieved. (4) Provide details on the gross floor area on a precinct or allotment basis resulting from building envelopes. (5) Provide built form and design quality controls for future development on the Site. (6) Provide visual analyses and photomontage (or similar) of the development, including development that is both approved and under assessment. (7) Demonstrate that the proposal will not be subject to adverse existing or potential noise impacts from both within the Site and externally. Consideration should specifically be given to road traffic noise and identify the design criteria or mitigation measures to ensure noise impacts are minimised. (8) Provide an assessment that includes (but is not limited to) a demonstration that the amount and location of commercial and retail land uses will be viable. (9) Provide a 1:500 model that fit into the City of Sydney Council's City model. <p>Streetscape and public domain</p> <ol style="list-style-type: none"> (1) Explore the relationship of urban public spaces and the adjoining built form and demonstrate that the resulting public domain will be useable, will achieve good public amenity, will achieve a high design quality, and will allow opportunities for soft landscaping of a decent size and quality. (2) Consider the relationship between the public domain and the ground floor uses of all buildings on the site and demonstrate that these interfaces achieve a high design quality. (3) Demonstrate the hierarchy and purpose of street patterns on the site and the scale relationship between streets, footpaths and buildings. (4) Detail the links, connections and access conditions between the site and its surrounds and demonstrate that the function of proposed connections achieve good public amenity. (5) Demonstrate that the all aspects of the public domain will incorporate the principles of Crime Prevention Through Environment Design. <p>Transport and Access</p> <ol style="list-style-type: none"> (1) Prepare an integrated comprehensive Transport Management and Accessibility Plan. (2) Demonstrate adequate and suitable transport, traffic, access and car parking

Key Issues (Cont)	<p>have been provided for the site. This is to include, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) existing and future transport networks, traffic generation and circulation, car parking; (b) provision of public transport as applicable— bus and rail; (c) pedestrian and cycle access within and to the site, that connects all transport services and key locations outside the site; (d) pedestrian connection to heavy rail services and the major bus interchange at Central/Broadway; (e) any on site management measures to reduce car dependence by car sharing <p>Heritage A heritage impact statement should be prepared in accordance with the general requirements of the Department's Heritage Office, as well as any requirements detailed in separate correspondence.</p> <p>Utilities Infrastructure and stormwater management</p> <ul style="list-style-type: none"> (1) Prepare a utility and infrastructure servicing report and plan for the Site that includes the identification of existing utility and infrastructure servicing the site and require augmentation works (2) Provide appropriate information on the drainage and stormwater management measures to be incorporated on site, including (but not limited to) on site stormwater detention and water sensitive urban design measures. (3) Provide appropriate information on demand management for potable water through the site. <p>Staging of Development Provide a plan demonstrating that the staging of development where applicable will proceed in an orderly and coordinated manner.</p> <p>Ecological sustainable development Demonstrate that commercial buildings proposed for the site will provide future leasable office space that is capable of achieving the relevant commitments of the Department of Energy, Utilities and Sustainability's <i>3 CBDs Greenhouse Initiative</i> and 5 star greenhouse level.</p>
Consultation	<p>During the preparation of the EA, you should undertake an appropriate and justified level of consultation with relevant parties during the preparation of the Environmental Assessment. If consultation has already been undertaken or will be undertaken during exhibition, this needs to be documented. Relevant agencies include:</p> <ul style="list-style-type: none"> ▪ City of Sydney Council, ▪ Central Sydney Planning Committee ▪ Roads and Traffic Authority ▪ Ministry of Transport ▪ State Transit Authority ▪ NSW Government Architect ▪ Department of Housing ▪ Heritage Office, Department of Planning ▪ Utility and infrastructure providers, ▪ Emergency Services, including the Ambulance Service of NSW, the State Emergency Service, and NSW Fire Brigades <p>If the Director-General considers that significant changes are proposed to the nature of the project, the Director-General may require the proponent to make the preferred project available to the public.</p>
Deemed refusal period	90 days