



NSW GOVERNMENT
Department of Planning

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Ms Jennie Masson
JBA Urban Planning Consultants
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Our ref: MP 07_0163
File: S07/02005

Dear Ms Masson,

Director-General's Requirements for the Environmental Assessment of Remediation & Transitional Works – Frasers Broadway (former CUB site) MP 07_0163

I write in response to your request for Director-General's environmental assessment requirements for the above project.

Please find the Director-General's environmental assessment requirements attached. The Director-General's environmental assessment requirements were prepared from the information provided within your application and in consultation with relevant Government agencies, including Council.

Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director-General considers that the Environmental Assessment does not adequately address the DGR's, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

If you have any enquiries about these requirements, please contact Izlem Boylu on 02 9228 6369 or via e-mail at izlem.boylu@planning.nsw.gov.au.

Yours sincerely

Jason Perica
Executive Director 10/11/07
Strategic Sites & Urban Renewal

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	07_0163
Project	Remediation & Transitional Works including: demolition of basement and other structures and removal of piles; permanent stabilisation and protection of heritage buildings; and remediation of contaminated soil and groundwater on the former Carlton and United Breweries site.
Location	26 Broadway, Chippendale
Proponent	Frasers Broadway Pty Ltd
Date issued	10 January 2008
Expiry date	10 January 2010
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. An outline of the scope of the project including: <ul style="list-style-type: none"> • Description of the site and surrounds; • Likely environmental impacts. 3. Address the following: <ul style="list-style-type: none"> • Consideration of any relevant statutory provisions; • Overview of other environmental issues and any relevant provisions arising from environmental planning instruments; • An environmental risk analysis of the project; • An appropriately detailed assessment of the key issues specified below; • A draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; • A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, and whether or not the project is in the public interest; • A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and • A quantity surveyor's cost estimate report to verify the capital investment value (CIV) of the project, calculated in accordance with the definition of CIV in accordance with SEPP Major Projects (2005). The definition of CIV should be quoted in the QS letter/report.
Key issues	<p>Relevant EPIs, Guidelines and Policies to be addressed</p> <ul style="list-style-type: none"> • SEPP 55 – Remediation of Land • SEPP 63 – Major Transport Projects; and • Concept Plan (MP06_0171). <p>Protection of Heritage Items The EA must provide the following:</p> <ul style="list-style-type: none"> • A Heritage Impact Statement; • Archaeological investigations carried out in accordance with <i>Archaeological Assessment and Research Design</i> report prepared for the site by Godden Mackay Logan, October 2006; and • Any retained or salvaged industrial equipment which may be re-used in the development as artwork. <p>Remediation of Site The EA must address and/or provide the following:</p> <ul style="list-style-type: none"> • Contamination on the site; • A Remediation Action Plan (RAP); and a • Environmental Management Plan.

The EA must demonstrate that appropriate remediation of the site to relevant standards will be undertaken prior to subsequent stages of site development. The proponent must have the RAP audited by an accredited site auditor on the appropriateness of the works undertaken to meet the project objectives.

Waste Management

The EA must provide a Waste Management Plan which addresses the following:

- Waste materials that may be generated from the proposed works, including identification and likely quantities of the types of waste materials including hazardous;
- Best practices for safe handling and disposal in accordance with WorkCover's Occupational Health and Safety requirements and EPA guidelines (*Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes (EPA 1999)*);
- Details of on-site and off-site recycling; and
- A Hazard and Emergency Management Plan which addresses handling, transport and storage of hazardous materials, including spill requirements and fire water management.

Traffic

The EA must address the following:

- Likely impacts from works and works traffic on surrounding areas, major arterial and local road networks, local public transport (including bus-only lanes along Broadway), including impacts on cyclists;
- Details of anticipated truck routes including origins and destinations of major movements to and from the site;
- Opportunities to maintain pedestrian access and safety adjacent to the subject site during the period of works; and
- An assessment of the potential increase in toxicity levels of loads transported on arterial and local roads and, if indicated by such assessment, the preparation of an incident management strategy for accidents.

Noise and Vibration

The EA must include a Noise and Vibration Management Plan that addresses the following:

- Identification of specific activities to be carried out and associated noise sources;
- Identification of all potentially affected sensitive receivers including residences and properties containing noise sensitive equipment;
- Determination of appropriate noise and vibration objectives for each identified sensitive receiver;
- Assessment of potential noise and vibration from the proposed works including noise from works vehicles and any traffic diversions;
- Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during the proposed works;
- Works timetabling to minimise noise impacts;
- Procedures for notifying residents of works that are likely to affect their amenity through noise and vibration; and
- Contingency plans to be implemented in the event of non-compliances and noise complaints.

Air Quality

Provide an appropriate level of air quality impact assessment prepared in accordance with *Approved Methods for Modelling and Assessment of Air Pollutants in NSW (EPA 2005)*, and provide management strategies to address the following:

- Emissions of dust and fumes generated by the proposed works;
- Greenhouse gas emissions;
- Wind erosion from exposed surfaces and stockpiles; and

	<ul style="list-style-type: none"> • Impact of exhaust emissions from vehicles and other motorised equipment. <p>Water Quality An integrated soil and water management plan should be developed to prevent an increase in pollutant loads being exported from the site during the proposed works. The EA must also address and/or provide the following:</p> <ul style="list-style-type: none"> • Identify, describe and quantitatively assess the potential impacts of the proposed works on water quality, including stormwater and groundwater during the proposed works; and • Proposed contingency measures that would remediate, reduce or manage potential impacts. <p>Hoardings The EA must provide details of any hoardings proposed around the site.</p> <p>Infrastructure The EA must address impacts on and proposed mitigation measures for existing infrastructure and the supply of services to the site and surrounding areas.</p> <p>Staging The EA must provide details of the staging of all of the proposed works for the entire development of the site, from site preparation to construction and occupation, specifically the timing of the following for each individual block on the site:</p> <ul style="list-style-type: none"> • Above ground demolition; • Remediation; • Transitional works; • Bulk excavation; • Design competition and design development; and • Commencement of construction. <p>Statement of Commitments The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p>
Consultation	<p>You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> • Department of Environment and Climate Change (Daniel Large Ph: 9995 6813) • City of Sydney Council (Sue McMahon Ph: 9265 7592) • RTA (Salih Suleiman Ph 8849 2528) • Ministry of Transport (David Hartmann Ph: 9268 2228) • NSW Heritage Office (Siobhan Lavelle Ph: 9873 8546) • RailCorp (Nerida Morgan Ph: 8202 2317) • Work Cover
Deemed refusal period	60 days

ATTACHMENT 1

Plans and Documents to accompany the Application

Plans and Documents of the development	<p>The following plans and diagrams of the proposal as well as relevant documents must be submitted with the application, in addition to any plans referenced in the DGRs:</p> <ol style="list-style-type: none"> 1. The existing site survey plan is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> • the location of the land, the measurements of the boundaries of the land, the size of the land and north point; • the existing levels of the land in relation to buildings and roads; and • location and height of existing structures on the site. 2. A site analysis plan which identifies existing natural elements of the site (including all hazards and constraints), property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points, and other facilities, utility services, and boundaries. 3. A locality/context plan drawn to 1:500 scale (or other appropriate scale) indicating: <ul style="list-style-type: none"> • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 4. Plans of the proposed works which illustrate the following: <ul style="list-style-type: none"> • all structures to be demolished; • all buildings to be retained; • details describing the proposed stabilisation and permanent protection of heritage buildings; • location of proposed archaeological investigations and excavations; • proposed remediation sites, including the proposed staging of remediation works on the site; • location of any proposed stockpiles of excavated or demolition material; and • any changes that will be made to the level of the land by excavation, filling or otherwise 5. Other plans including (where relevant): <ul style="list-style-type: none"> • Stormwater concept plan - illustrating the concept for site stormwater management to Council's drainage system, in accordance with current best practice methods. Site discharge calculations must be provided and include details of any overland flow paths; and • Erosion and sediment control plan - plan or drawing showing the nature and location of all erosion and sedimentation control measures to be utilised on the site, in accordance with current best practice methods.
Documents to be submitted	<ul style="list-style-type: none"> • 10 hard copies of the Environmental Assessment; • 10 sets of plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below). • If the Environmental Assessment is bulky and lengthy in volume, you should package each Environmental Assessment for distribution by the Department to the key agencies.
Electronic Documents	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet which satisfy the following criteria:-</p> <ul style="list-style-type: none"> • Adobe Acrobat PDF files and Microsoft Word documents no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied

as different files;

- All file names with the following file-naming convention to enable the Department to publish them on its server:
'projectstage_projectno_projectname_documentname_documentpart.xx x' (please ensure no capital letter, no spaces, and no special characters such as hyphens, apostrophes or ampisands). Numbers and underscores are acceptable.
- Avoid sending documents broken into more than 10 files;
- Image files a maximum of 2Mb and presented as individual files.
- Graphic images provided as [.gif] files;
- Photographic images provided as [.jpg] files;
- Large maps presented as individual files and calibrated to 2Mb maximum each;
- Images inserted into the document calibrated to produce files smaller than 1.5Mb.

Alternatively, the electronic documents may be placed on your web site with a link to the Department of Planning's website.