

Part 3A Preliminary Assessment

Frasers Broadway

Remediation and Transitional Works Project Application

Submitted to
Department of Planning
On Behalf of Frasers Broadway Pty Ltd

November 2007 ■ 07525

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Attachments

- A** Concept Plan Approval & Statement of Commitments
- B** Plan showing location and identification of buildings on site
Enstruct Group Pty Ltd
- C** Plan showing areas of potential contamination
URS
- D** Staging Plan
Enstruct Group Pty Ltd

1.0 Introduction

This preliminary environmental assessment is submitted to the Department of Planning (hereafter referred to as 'the Department') to assist the Director General in determining the level and scope of the environmental assessment required to accompany a project application for remediation and transitional works at the Frasers Broadway (formally known as the CUB) site.

The preliminary assessment has been prepared on behalf of the applicant, Frasers Broadway Pty Ltd ABN 50 122 575 286, by JBA Urban Planning Consultants Pty Ltd, and is based on information provided by Incoll Management Pty Ltd.

This preliminary assessment includes the following information relevant to the proposal:

- a background to the proposal;
- a description of the project;
- project staging;
- site description;
- existing planning provisions applying to the site; and
- identification of the environmental issues associated with the project.

1.1 Project Background

Concept Plan

On 9 February 2007, the Minister for Planning granted Concept Plan approval for the redevelopment of Frasers Broadway. The approval provided for the following:

- The layout of development into 11 development blocks, a major new park, and other areas of open space and street layout.
- Land uses across the site and for specific blocks/floor levels where specified.
- Built envelopes including floor plates and maximum heights.
- Maximum floor space (GFA) within each development block and a total 235,000m² GFA across the site.
- Retention of a range of heritage items of significance.
- Street hierarchy for specific streets (including road and pavement widths and provision for bicycles).
- Landscape concept.
- Access arrangements and car parking based on the recommended rate and the assumed dwelling mix.
- Storm-water management concept.
- Voluntary Planning Agreements and Statement of Commitments.

A copy of the Concept Plan Notice of Determination and Statement of Commitments is included at **Appendix A**.

Demolition/Recycling Project Application

On 16 October 2007 a Project Application was submitted to the Department for demolition and recycling works. This application is currently being assessed (MP 07_0120).

The works proposed in the application involve the demolition of above ground structures ground slabs and footings only and prepare the site for more significant excavation and site investigation works to be undertaken at subsequent stage(s). In particular the following is proposed (refer to Appendix B for location of buildings on site):

- Demolition of buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 11 a & b, 12, 13 a, b & c, 15, 16, 17, 18, 19, 20, 21, 29, 31, 32, 33, 34, 35 a, b, c, d & e, 37 a & b, 43, 44, 45. The buildings are to be demolished to the footings only. The pile caps will remain in-situ and the ground will be made good.
- Retention of buildings 10a & b, 14, 22, 23, 25, 26, 30, 36, 28, 40, 42a, b & c, 51, 59, 61 and 67. Where applicable, these buildings will be stripped out and prepared for refurbishment. The stripping out of the buildings will include removal of and / or demolition of all elements not classified as heritage and not required as part of the refurbishment.
- Retention and temporary protection of identified heritage buildings.
- Decommissioning of services and infrastructure, protection of existing trunk mains to remain and installation of new connections to existing services.

2.0 The Site

2.1 Site location and context

Frasers Broadway is located on the southern edge of the Sydney Central Business District (CBD). As shown in **Figure 1**, the site is in close proximity to Central Station, Broadway Shopping Centre and the University of Technology, Sydney.

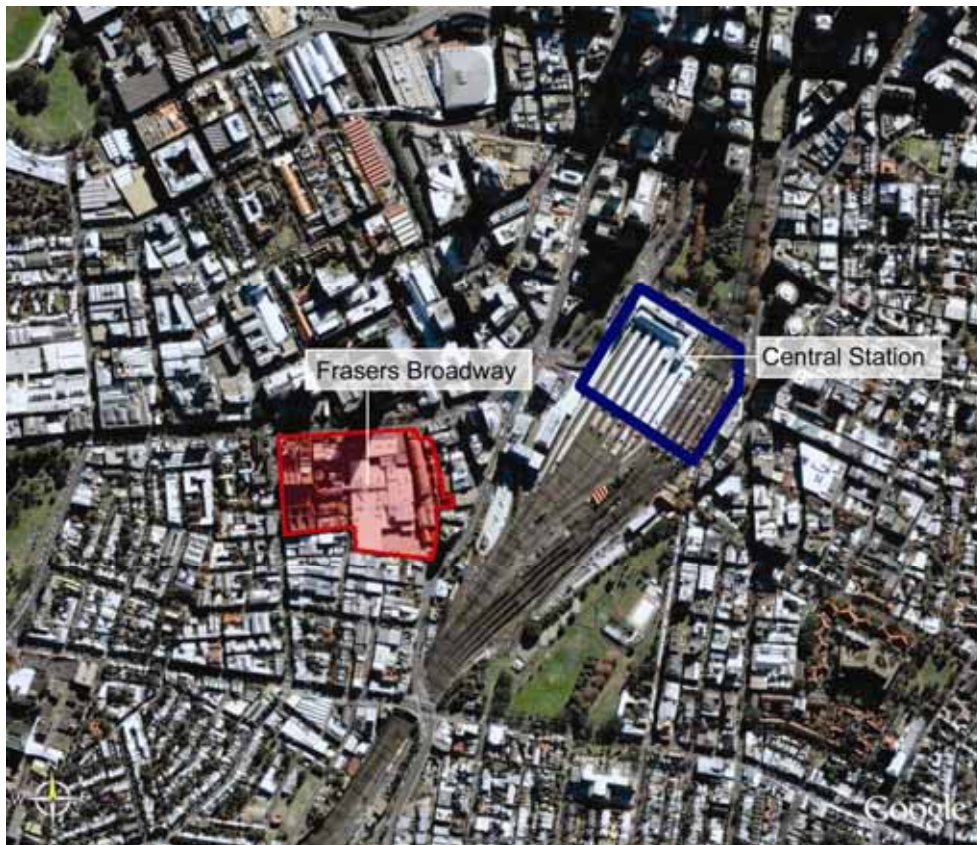


Figure 1 – Locality Plan

2.2 Land ownership and legal description

The site's formal address is 26 Broadway, Chippendale, although it includes other properties in Kensington Street and O'Connor Street that are not known by this address. The sole land owner is Frasers Broadway Pty Ltd.

The application also includes a few parcels of land which are owned by Energy Australia and the Council of the City of Sydney, as shown in **Figure 2**. Land owners consent is currently being sought from the relevant land owners.

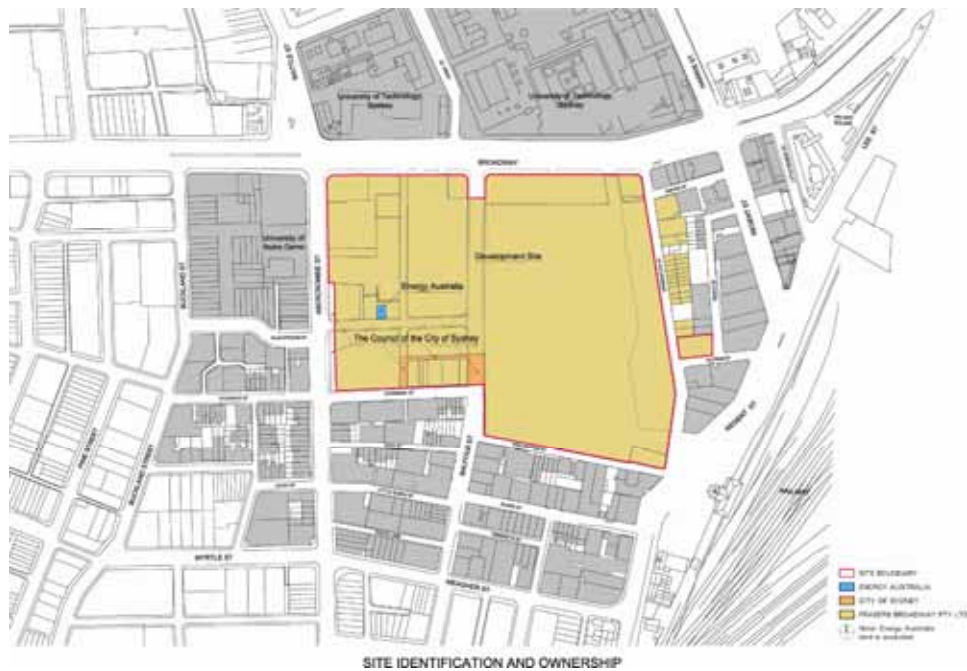


Figure 2 – Site Plan

2.3 Site Description

The site comprises various buildings and structures which were most recently used for production of beer by Carlton United Brewery. The site is estimated to comprise of an area of approximately 5.8 hectares. As shown in **Figure 3**, 80% of the site is occupied by buildings. A further 15% of the site is covered by hard standing. Several of the buildings on the site have been identified as heritage items. There is no significant vegetation on the site and no publicly accessible through site links.

It is noted however that most of the existing structures on the site will be demolished as part of the works proposed in the demolition and recycling project application (ref: MP 07_0120). The following buildings/structures will be retained on site:

- Building 10 a & b: Administration Building
- Building 10e: Covered Gateway
- Building 14: Castle Connell Hotel (builder's store)
- Building 22: Filtration Building
- Building 23: Malt Silo Building
- Building 25: Staircase Block
- Building 26: Gas Receiving Station
- Building 30: Old Boiler House
- Building 36: Chimney Stack
- Building 38: Country Clare Hotel

Building 40: Australian Hotel

Building 42a, b & c: Terrace, 8 – 12 Abercrombie Street

Building 51: Main Entrance Gateway former Tooths Kent Brewery

Building 59: Balfour Street Streetscape

Building 61: Irving Street

Building 67: Ovoid Drain



Figure 3 – Aerial view of the site

3.0 Project Description

3.1 Project Overview

The proposed works which form part of the remediation/transitional works application include:

- Demolition of basements and other structures and removal of piles not previously demolished or removed as part of the Demolition and Recycling Project Application;
- Permanent stabilisation and protection of heritage buildings, retained structures and in ground services infrastructure to Balfour and Irving Streets;
- Archaeological investigation (to be carried out in accordance with archaeological Assessment and Research Design Report prepared by Godden Mackay Logan); and
- Remediation of contaminated soil and groundwater on site.

3.2 Scope and Staging of the Proposal

Archaeological Investigation

It is proposed to undertake a second phase of archaeological testing across the site prior to the commencement of the proposed works. The process:

- will focus on Yard 56, an identified area of archaeological potential which is not currently accessible;
- will involve archaeological testing and monitoring of areas exposed during demolition and recycling works. In some cases archaeological testing may involve mechanical excavation;
- may involve additional assessment of exposed or newly discovered relics if exposed during the demolition and recycling works;
- will inform the Archaeological Work Program for each subsequent stage.

An on-site archaeologist will be commissioned to monitor ground disturbances as required.

Stabilisation Works

This proposed works will involve measures to permanently secure, protect and stabilise the conserved heritage items and retained structures on the site.

Temporary measures are also proposed which will secure the retained underground services to Balfour and Irving Streets. The works include, but are not restricted to:

- Permanent shoring around heritage buildings and retained structures;
- Installation of temporary shoring along Irving and Balfour Streets to protect in ground services infrastructure;
- Stabilisation and shoring works to other areas as necessary to allow remediation of soil and groundwater.

Demolition & Recycling Works

Those structures which are not required to be retained on site and were not included as part of Demolition and Recycling Project Application will be demolished as part of this Project Application. The items to be removed generally include basements, piles and concrete slabs.

Of particular relevance is the demolition of the Energy Australia Substation (Building 27).

The Energy Australia substation serves customers external to the Frasers Broadway site. This substation currently does not serve the Frasers Broadway site. The most appropriate location for the new substation (comprising two kiosks) is in the public reserve area between the boundary of the Frasers Broadway site and Abercrombie Street, near the intersection with Irving St. This location provides the simplest reconnection of the external customer feeds and does not interfere with redevelopment of the Frasers Broadway site in accordance with the approved Concept Plan. Energy Australia is negotiating directly with City of Sydney for an easement over this area required for the substation and intends to implement the relocation within the first half of 2008. The decommissioning and demolition of the existing substation can then be undertaken in association with the demolition and recycling contract. The demolition of the existing substation will not occur until the alternate temporary substation is erected on the site.

Remediation Process

Rainbow Environmental have estimated that up to 100,000m³ of soil will need to be processed, some soil will need to be treated on site. This figure includes 26,000m³ of fill materials, 3,000m³ of perchloroethene (PCE) impacted soils and 71,000m³ of materials other than rock. The areas identified by URS as being potentially contaminated during the Phase 2 investigation are shown on the plan at **Attachment C**.

The remediation process will involve the following:

- further soil/fill sampling as required;
- excavation of fill material in proposed basement areas. The excavated materials will then be stockpiled and sampled to confirm classification;
- processing and separation of fill material to remove rubble and other larger material. Materials (asphalt and concrete) will be stripped and loaded directly out to reprocessing facilities;
- removal of any remaining underground fuel storage tanks (UST); and
- on-site treatment (land farming) of PCE contaminated soil.

The process of land farming is a relatively simple process which involves aerating the soil. The process will be managed to ensure that the surrounding community is not adversely impacted by air emissions or odours. The process will undertaken in two stages as detailed in the staging plan at **Attachment D** and the indicative time line at **Attachment E**.

The Phase 2 investigation also identified the presence of some groundwater contamination. In particular a plume of PCE and degradation by-products has been migrating onto the site from an off-site source in Wellington Street. The plume is thought to be migrating in the weathered zone of the sandstone bedrock, typically at a depth between 5 to 7 metres (m) below ground level). In addition to the remediation processes already listed above, remediation of the plume will involve measures to manage or prevent onsite migration from the off-site source continuing. This is likely to involve:

- incorporation of an impermeable structural “cut-off wall” in the basement of Block 11 to prevent groundwater seepage into the basement;
- construction of “dry wall” below the cut-off wall which will comprise a concrete liner equipped with a membrane that is impermeable to water and vapour;
- installation of a collector drain in the cavity behind the dry wall which will collect any seepage and drains will then convey the seepage to one or more collector sumps (to be emptied as required by a licence liquid waste disposal contractor).

It noted that the groundwater remediation strategy does not seek to clean up the offsite PCE contamination which comes from a source beneath existing residential and commercial properties between Wellington and Regent Streets.

3.3 Capital Investment Value

The estimated cost of carrying out the Site Remediation Works is \$5,864,000.00; including \$3,085,000.00 for remediation of fill materials, \$84,000.00 for land farming (PCE impacted soils) and \$2,695,000.00 for materials other than rock.

As the scope of the Archaeological Investigations, demolition of remaining slabs / basements and stabilisation works has not been finalised at this stage we are unable to provide an estimate of the Capital Investment Value for those works.

The final costs will be confirmed when the Environmental Assessment Report for the Project Application is submitted and will be detailed in a Quantity Surveyor Cost Report.

4.0 Relevant Planning Instruments, Controls and Approvals

4.1 Overview of Planning Instruments Applying to the site

The site is currently within the 'City Edge Zone' under the Sydney Local Environmental Plan 2005.

The site is to be rezoned via inclusion on Schedule 3 of State Environmental Planning Policy (Major Projects) 2005 to part Zone B4 - Mixed Use and part Zone RE1 – Public Recreation.

The proposed works are permissible with the approval of the Minister under Part 3A.

4.2 Concept Plan Approval and Statement of Commitments

On 9 February 2007 the Minister approved the Fraser's Broadway Concept Plan subject to conditions and commitments. The following list of conditions and commitments are considered to be specifically relevant to this project application. Copies of the Concept Plan Notice of Determination and Statement of Commitments are included at **Attachment A**.

Conditions:

- A19 – State Environmental Planning Policy 55

Commitments:

- Commitment 2 - Public open space
- Commitment 8 - Heritage
- Commitment 9 - Archaeology
- Commitment 18 (d) - Waste Management Plan
- Commitment 19 - Construction Management Plan
- Commitment 20 - Site Contamination
- Commitment 22 - Landowners Consent

5.0 Consultation

5.1 Views of councils / agencies

Stakeholders from local and state government, cultural and community industries, and the local community have been consulted, and their respective submissions were taken into consideration in the determination of the Concept Plan.

The Frasers Broadway Concept Plan Statement of Commitments incorporates strategies and mitigation measures to address all key issues associated with the Frasers Broadway development raised during consultation with the public and government agencies.

Officers of the Council and other relevant agencies were invited to a workshop on 16 November 2007 for consultation. Further consultation with public agencies will occur as part of the assessment and determination of the project application for remediation and transitional works.

5.2 Community Consultation

The following community consultation meetings/events have taken place:

- Community open day held in late September.
- Design workshop where the local community were invited and consulted on the future design of the site (17 November 2007).

Elton Consulting have been commissioned to facilitate consultation with the community and a website has been set up which is regularly updated.

6.0 Preliminary Assessment

It is requested that the Director General issue the requirements for an environmental assessment to accompany a Project Application for the proposed development.

The requirements will identify the key issues to be addressed, the level of assessment required in relation to these issues and any other requirements in accordance with the environmental assessment guidelines.

The information below has been prepared to assist the Director-General in identifying the general requirements and key environmental issues associated with the project.

6.1 Compliance with Statutory Plans

6.1.1 Approvals and Permits

In the absence of the provisions of Part 3A of the EP&A Act, the proposed development may have required approvals and permits under the following Acts:

- *Heritage Act 1977*
- *Water Act 2000*

The relevant agency will be consulted during the preparation of the environmental assessment.

6.1.2 Matters of National Environmental Significance

There are no known matters of national environmental significance on the site.

7.0 Key Environmental Impacts

The key environmental considerations associated with the proposed development are as follows:

- Contamination and Remediation
- Heritage Buildings and Structures
- Archaeology
- Air Quality
- Water Quality
- Traffic
- Noise & Vibration
- Infrastructure
- Staging

Contamination and Remediation

The remediation strategy for the concept plan application prepared by URS, dated 3 October 2006, identified several areas of potential contamination (See **Attachment C**). These include:

- A plume of groundwater contamination within Block 11 fronting Wellington Street from an off-site source.
- Several 'hot spots' contaminated at concentrations exceeding high density residential land use criteria (the remaining areas had concentrations generally acceptable for high density residential land uses).
- Some localised, shallow groundwater contamination detected across the site and in areas proposed to be excavated.

In order to address the key issue of contamination and remediation the following will be submitted:

- Remediation Action Plan (RAP) to be prepared in accordance with the provisions of State Environmental Planning Policy No. 55 (SEPP 55) and signed off by an accredited site auditor.
- Environmental Management Plan (EMP) developed to manage residual contaminated material remaining around the retained heritage items.

On completion of the remediation works, appropriate Site Audit Statements will be issued for the relevant land uses.

Heritage Buildings and Structures

In order to ensure the longevity of the heritage buildings and structures it is now proposed to erect permanent stabilisation structures. A suitably qualified heritage practitioner / structural engineer will produce a Heritage Impact Statement and will:

- advise on suitable structural solutions;
- advise on a suitable work methodology; and

- review the proposal in regard to compliance with the Concept Plan.

Appropriate recommendations relating to the remediation methodology will be provided in the Heritage Impact Assessment. The assessment will also demonstrate compliance with Concept Plan Commitment No. 9 and the Godden Mackay Logan (GML) Archaeological Assessment, dated May 2005.

Part of the proposal includes protection of the heritage listed Ovoid Drain and other subsurface infrastructure. A suitably qualified heritage practitioner/structural engineer will be commissioned to advise on a suitable solution and work methodology for these works.

Archaeology

Prior to the lifting of the remaining slabs and other subsurface structures an archaeologist or other suitable practitioner will be commissioned to advise the proposed work methodology. Should the proposed works be approved, a suitably qualified archaeologist will oversee the removal of the structures. Should any relics be found the Heritage Office will be notified accordingly.

As the site is expected to have aboriginal archaeological significance, consultation with the relevant Aboriginal groups will be undertaken as part of the preparation of the Project Application.

Air Quality

The proposed remediation and transition works have the potential to affect air quality by way of dust and fumes. As such it is proposed that the following will be addressed in the E&CMP:

- emissions of fumes generated by demolition and remediation activities;
- wind erosion from exposed surfaces and stockpiles;
- impact of exhaust emissions from vehicles and other motorised equipment; and
- preparation of a Dust, Odour and Air Quality Management Plan.

Water Quality

Similarly the proposed works have the potential to affect water quality by way of stormwater run-off and increased sedimentation. It is proposed that the E&CMP will address these issues, including:

- existing stormwater drainage location including downpipes, connection and discharge points;
- potential for water pollutants to be generated;
- measures taken to collect, store and treat stormwater;
- materials storage areas;
- management methods to ensure that sediment is not transported from the site;
- monitoring proposals; and
- preparation of erosion and sediment control plans.

Traffic

A Transport Management Plan will be prepared by a suitably qualified consultant and will address the following issues:

- traffic Impact Study (estimated number of truck movements);
- potential impacts on local public transport;
- opportunities to maintain pedestrian access and safety adjacent to the subject site for the period of activity;
- proposed means of vehicular access to and from the site and safety of proposed access points;
- impact of generated traffic upon the surrounding arterial road network and intersections; and
- details of anticipated truck routes to minimise impacts on neighbours.

Noise & Vibration

As the site is in close proximity to residential development, the potential for impacts on the acoustic privacy of neighbouring residents exists.

An Acoustic Impact Statement will be prepared by a suitably qualified consultant who will review the proposed works methodology and will advise of appropriate mitigation measures to minimise potential impact. Similarly an assessment on potential vibration impacts will also be prepared.

Infrastructure

A suitably qualified expert will be commissioned to prepare a report regarding the proposed methodology of stabilisation of the remaining infrastructure and in particular the Ovoid drain.

Staging

The proposed works will be carried out in two stages in conjunction with excavation works (subject to a further application). Stage 1 includes the areas known as the Brewery Yard Precinct (Blocks 1 and 4) and the Park Precinct (Blocks 9 and 11 and the Main Park).

Stage 2 includes the Abercrombie Precinct (Block 8), the Broadway Precinct (Blocks 2 and 5) and the Kensington Precinct (Blocks 3 and 10). The Staging Plan is included at **Attachment D**.

The proposed remediation works are to immediately follow the conclusion of the demolition and recycling works on a precinct by precinct basis. The first stages of the remediation and transitional works include the protection and stabilisation of services, heritage buildings and retained structures followed by remediation of contaminated soil and groundwater, and are scheduled to be undertaken between August 2008 and August 2009.

The second stage of remediation and transitional works is scheduled to commence in May 2009 and conclude in June 2010.

8.0 Conclusion

The information contained in this preliminary assessment is to assist the Director General in determining the level and scope of any requirements for an environmental assessment to accompany a project application for remediation and transition works at Frasers Broadway.

Having regard to the above and in accordance with provisions in Part 3A of the EP&A Act, it is requested that the Director General issue the environmental assessment requirements for the Project Application.