

Part 3A Preliminary Assessment

Frasers Broadway

Demolition Project Application

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

15 August 2007 ■ 07317

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Appendices

- A** Concept Plan Approval & Statement of Commitments

- B** Plan showing location and identification of buildings on site
Godden Mackay Logan

- C** Survey Plan
Degotardi, Smith & Partners

- D** Demolition Staging Diagram
Frasers Broadway Pty Ltd

1.0 Introduction

This preliminary 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 demolition 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 Frasers Broadway 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

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**.

2.0 Project Description

2.1 Project Overview

The proposed demolition works comprises the demolition and site preparation works necessary for development as envisaged by the approved Concept Plan to proceed.

The works proposed in this application involve the demolition of above ground structures ground slabs and footings only and will 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 will be demolished to the footings only. The pile caps will remain in-situ and the ground will be made good.
- Retention of buildings 14, 22, 23, 24, 25, 26 and 30. 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. This includes plant, equipment and services installed when the brewery was reconfigured and new plant was installed in the 1980s.
- Retention and 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, comprising:
 - Disconnect Gas Supply and provide for future re-connection;
 - Disconnect existing 'house-services' sewers and protect existing sewer trunk main ;
 - Install new temporary kiosk substation and re-connect existing feeds to residents and businesses external to the site currently fed from the Irving St Substation
 - Disconnect energy services to all buildings to be demolished;
 - Protect existing heritage ovoid stormwater drain, disconnect most existing stormwater connections and implement new temporary stormwater strategy, for management of stormwater run-off during the period of demolition, bulk excavation and construction; and
 - Disconnect existing communications services to the former brewery and implement protection to existing services transiting the site (tbc).

2.2 Capital Investment Value

The estimated cost of works is estimated to be in the range of \$10 million - \$12 million, to be confirmed with the application.