

ATTACHMENT B

DIRECTOR-GENERAL'S REQUIREMENTS FOR MPI0-0143



## Planning

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Mr Lindsay Hunt  
Colston Budd Hunt & Kafes Pty Ltd  
PO Box 5186  
WEST CHATSWOOD NSW 1515

Our ref.: MP 10\_0143

Dear Mr Hunt,

**Subject: Director-General's Requirements for Mixed Use Development, at Columbia Precinct 2-20 Parramatta Road & 11-13 Columbia Lane, Homebush- MP 10\_0143**

I have attached a copy of the Director-General's Requirements (DGRs) for the preparation of an Environmental Assessment for the project. These requirements have been prepared in consultation with relevant government authorities. I have also attached a copy of the government authorities' comments for your information.

The DGRs have been prepared based on the information you have provided to date. Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time. If you do not submit an Environmental Assessment for the project within 2 years, the DGRs will expire.

Prior to exhibiting the Environmental Assessment that you submit for the project, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government authorities in making this decision. Please provide 1 hard copy and 1 electronic copy of the Environmental Assessment to assist this review.

If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require you to revise the Environmental Assessment. Once the Director-General is satisfied that the DGRs have been adequately addressed, the Environmental Assessment will be made publicly available for at least 30 days.

If your project is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required for your project (<http://www.environment.gov.au> or 6274 1111).

Your contact officer for this proposal Caroline Owen, can be contacted on 9228 6574 or via email at caroline.owen@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

  
Michael Woodland  
Director, Metropolitan Projects 11/11/2010

## Director-General's Requirements

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

<b>Application number</b>	MP 10_0143
<b>Project</b>	Concept Plan for construction of mixed use development
<b>Location</b>	Columbia Precinct, 2-20 Parramatta Road & 11-13 Columbia Lane, Homebush
<b>Proponent</b>	David Lhuede Pty Ltd, Kennards Self-Storage Pty Ltd and Hai Phong Properties Pty
<b>Date issued</b>	11.11.2010
<b>Expiry date</b>	If the Environmental Assessment (EA) is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
<b>Key issues</b>	<p>The EA must address the following key issues:</p> <ol style="list-style-type: none"> <li><b>1. Relevant EPI's and Guidelines to be Addressed</b> Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in <b>Appendix A</b>.</li> <li><b>2. Built Form</b> The EA shall address building height, bulk, and scale, building footprint and the layout of the proposed development within the context of the locality. In particular, detailed building envelope / height and contextual studies should be undertaken to ensure the proposal integrates with the local environment. The EA shall also provide the following documents: <ul style="list-style-type: none"> <li>• Comparative height study to demonstrate how the proposed height relates to the height of the existing/approved developments surrounding the site;</li> <li>• View analysis to and from the site from key vantage points; and</li> <li>• Options for the siting and layout of building envelopes, including building setbacks to Parramatta Road and any George Street extension.</li> <li>• Analysis of architectural form and character i.e. assess the design against the existing general industrial building form and character of the site and locality included the Bakehouse Quarter, Railway triangle and Arnotts Rail Bridge.</li> </ul> </li> <li><b>3. Urban Design</b> The EA shall address the design quality with specific consideration of the massing, setbacks, building articulation, landscaping, 'safer by design' principles, active street frontages and the public domain.</li> <li><b>4. SEPP 65 - Design Quality of Residential Flat Development</b> The EA must address the design principles of SEPP 65 and the Residential Flat Design Code.</li> <li><b>5. Environmental and Residential Amenity</b> The EA must address solar access, privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity.</li> <li><b>6. Transport and Accessibility</b> Prepare a Transport &amp; Accessibility Impact Assessment with reference to the Metropolitan Transport Plan- Connecting the City of Cities, the NSW State Plan 201, NSW Planning Guidelines for Walking and Cycling, the Integrating Land Use</li> </ol>

and Transport policy package and the RTA's Guide to Traffic Generating Developments. The Transport & Accessibility Impact Assessment should consider traffic generation, any required road / intersection upgrades, access, loading dock(s) and car parking arrangements, existing public transport services, measures to promote public transport usage and pedestrian and bicycle linkages, particularly to the adjoining Bakehouse Quarter and surrounding train stations.

An assessment of the implications of the proposed development for non-car travel modes (including all types of public transport, walking and cycling), and identifying measures to mitigate potential impacts on public / private transport, pedestrians and cyclists during the construction stage of the project.

#### **7. Car Parking**

The EA must demonstrate the adequate provision of on-site car parking for the proposal, having regard to local EPI controls and RTA guidelines. (**Note:** the Department supports reduced car parking rates in areas well-served by public transport).

#### **8. Landscaping**

Provide a concept Landscape Plan with details of treatment of public and private open space areas on the site. The plan should address ways of maximising deep soil landscaping and roof areas as landscape areas for open space.

#### **9. Public Domain**

The EA is to address public domain improvements, pedestrian linkages and street activation.

#### **10. Economic Impact Assessment (retail/commercial development only)**

- The EA shall address the economic impact of the proposal and include a detailed investigation into the impact of the proposed retail floor space together with the loss of employment land upon the hierarchy of surrounding centres, as outlined in the Metropolitan Strategy and the Draft Inner West Sub-regional Strategy.
- The EA shall address how the proposal would support the objectives / aims of relevant State and sub-regional strategies for the locality.

#### **11. Ecologically Sustainable Development (ESD)**

The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development and meet industry best practice. Opportunities for achieving a minimum 5 star energy efficiency rating should be investigated.

#### **12. Utilities**

In consultation with relevant agencies, the EA shall address the existing capacity and requirements of the development for the provision of utilities.

#### **13. Ground Water**

The EA shall address any impacts upon groundwater resources, and provide contingency measures to remediate, reduce or manage potential impacts.

#### **14. Drainage**

The EA shall address drainage/flooding issues associated with the development/ site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.

#### **15. Contributions**

	<p>The EA shall address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p><b>16. Contamination/Acid Sulphate Soils</b>  The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p><b>17. Noise and Vibration Assessment</b>  The EA shall address noise and vibration impacts from the railway corridor including potential future noise from the proposed <i>Northern Sydney Freight Corridor</i> (NSFC) and detail how this will be managed and ameliorated through the future detailed design of the building, in compliance with relevant Australian Standards and the Department's <i>Development near Rail Corridors and Busy Roads - Interim Guidelines</i>.</p> <p><b>18. Consultation</b>  Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>, and consultation with relevant agencies including Council and RailCorp.</p> <p><b>19. Staging</b>  The EA must include details regarding the staging of the proposed development.</p> <p><b>20. Statement of Commitments</b>  The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p>
<b>Deemed refusal period</b>	60 days

## APPENDIX A

### Relevant EPI's policies and Guidelines to be Addressed

- Objects of the EP&A Act 1979;
- SEPP 65 - Design Quality of Residential Flat Development & Residential Flat Design Code (Planning NSW) 2002;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP 55 - Remediation of Land;
- SEPP (Infrastructure) 2007;
- Draft SEPP (Competition) 2010;
- Sydney Metropolitan Strategy 'City of Cities' and the Draft Inner West Subregional Strategy;
- The Department's *Interim Guidelines for Development near Railway Corridors and Busy Roads* (2008);
- Nature and extent of any non-compliance with the Strathfield Planning Scheme Ordinance 1969 & Development Control Plan No. 20 Parramatta Road Corridor Area (as well as any other EPIs (including drafts) published after the date of the issue of these DGRs) and justification for any non-compliances.

## Plans and Documents to accompany the Application

<p><u>General</u></p>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment;</li> <li>3. A thorough description of the proposed development;</li> <li>4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;</li> <li>5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;</li> <li>6. The plans and documents outlined below;</li> <li>7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is complete and neither false nor misleading;</li> <li>8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP); and</li> <li>9. 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.</li> </ol>
<p><u>Plans and Documents</u></p>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> <li>1. An <b>existing site survey plan</b> drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• the location of the land, boundary measurements, area (sq.m) and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site; and</li> <li>• location and height of adjacent buildings and private open space.</li> <li>• all levels to be to Australian Height Datum.</li> </ul> </li> <li>2. A <b>Site Analysis Plan</b> must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).</li> <li>3. A <b>locality/context plan</b> drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas;</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> <li>4. <b>Architectural drawings</b> at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;</li> <li>• floor plans and elevations of the proposed building envelopes;</li> <li>• the height (AHD) of the proposed development in relation to the land;</li> </ul> </li> </ol>

	<ul style="list-style-type: none"> <li>the level of the lowest floor, the level of any unbuilt area and the level of the ground; and</li> <li>any changes that will be made to the level of the land by excavation, filling or otherwise.</li> </ul> <p>5. <b>Model</b> of the proposed development at an appropriate scale.</p> <p>6. <b>Other documents / plans:</b></p> <ul style="list-style-type: none"> <li><b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management;</li> <li><b>Geotechnical Report</b>- prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons;</li> <li><b>View Analysis</b> - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas;</li> <li><b>Architectural form and character analysis</b>- indication the architectural character of the existing site and adjacent sites in the precinct including the Bakehouse Quarter, Railway triangle, Arontt's rail bridge, and assess how the proposed architecture supports and contributes to this character.</li> <li><b>Landscape plan</b> - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site; and</li> <li><b>Shadow diagrams</b> - showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.</li> </ul>
<u>Documents to be submitted</u>	<ul style="list-style-type: none"> <li>1 copy of the EA, plans and documentation for the <b>Test of Adequacy</b>;</li> <li><b>Once the EA has been determined adequate</b> and all outstanding issues adequately addressed, 5 hard copies of the EA for exhibition;</li> <li>5 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>7 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size.</li> </ul> <p><b>NOTE:</b> Each file must be titled and saved in such a way that it is clearly recognisable without being opened. If multiple pdf's make up one document or report, these must be titled in sequential order.</p>