

# Director-General's Requirements

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

<b>Application number</b>	06_0218
<b>Project</b>	Project application for 4 storey mixed-use development
<b>Location</b>	Lot 1 DP 449699 & Lot 11 DP 531788, 159-63 Cleveland St Redfern
<b>Proponent</b>	PGH Environmental Planning
<b>Date issued</b>	19 October 2006
<b>Expiry date</b>	2 years from date of issue
<b>General requirements</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. an executive summary;</li> <li>2. demonstration as to how the development, when completed, will achieve the objectives of the SEPP (Major Projects) 2005 Schedule 3, The Redfern-Waterloo Authority Sites – Business Zone – Mixed Use;</li> <li>3. landowners' consent for the development site;</li> <li>4. demonstration as to how residential and non-residential components of the project will be integrated to ensure the achievement of a mixed use precinct;</li> <li>5. description of the site, including cadastre, title details, existing easements (including sewer mains, and/or encumbrances (including existing access ramps);</li> <li>6. details of the proposed layout, land uses, size and scale of the main components of the development, FSR, height (AHD);</li> <li>7. a detailed justification for the proposed FSR and land use mix having regard to any relevant impacts;</li> <li>8. details of the methodology used for the calculation of the FSR in accordance with the relevant Environmental Planning Instruments (EPI);</li> <li>9. an assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below;</li> <li>10. a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project;</li> <li>11. a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures;</li> <li>12. 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; and</li> <li>13. a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is not false or misleading.</li> </ol>
<b>Key issues</b>	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> <li><b>1. Relevant EPIs and Guidelines to be addressed</b> <ul style="list-style-type: none"> <li>• Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> <li>○ SEPP (Major Projects) 2005 Schedule 3, The Redfern-Waterloo Authority Sites;</li> <li>○ SEPP 65 – Residential Flat Design Code;</li> <li>○ SEPP Building Sustainable Development Index: (BASIX);</li> <li>○ SEPP 55 – Remediation of Land;</li> <li>○ Standard Instrument (Local Environmental Plans) Order 2006; and,</li> <li>○ the Redfern-Waterloo Built Environment Plan (Stage One) August 2006.</li> </ul> </li> <li>• Any contributions plan in place prior to the determination of the application.</li> <li>• Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.</li> </ul> </li> <li><b>2. Building design</b> <ul style="list-style-type: none"> <li>• The proposal must exhibit design excellence in accordance with the design excellence provision contained in the SEPP Major Projects (2005) Schedule 3 The Redfern-Waterloo Authority Sites, with particular regard to the principles outlined below. Visual aids such as a photomontage must be used to demonstrate visual impacts.</li> <li>• A high standard of architectural design, materials and detailing appropriate to the building type and location.</li> </ul> </li> </ol>

- Assessment of the impacts of the proposals in particular having regard to the siting and design, bulk and scale relationships, and the resultant architectural composition relative to the existing and surrounding built form. The façade of the building needs to be articulated along Cleveland and Hudson Streets to reduce the bulk and scale. A design statement prepared by a registered architect is to be submitted.
- Consideration of:
  - urban design elements and treatment to proposed areas of public domain, activation of ground level spaces and links between other existing public facilities;
  - the architectural language of the building to ensure an appropriate urban design reference between the site and the existing traditional architecture of Abercrombie and Hudson Streets;
  - diversity of apartment types with regard to size and number of bedrooms;
- Clearly defined building entries must be provided from the street with a clear delineation between vehicular, commercial and residential entry points.
- Clarification of vehicle entry from Hart and Hudson Streets. Vehicle access into the site should be minimised/rationalised.
- The building must achieve sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security, energy and water efficiency.
- Where practicable plant equipment should be located within the basement to minimise the visual and acoustic impacts. Where this can not be achieved justification for roof top plant rooms is required. Further more, the rooftop plant shall: be designed as an integral part of the building; minimise the visual bulk of the building; not increase overshadowing of the public domain or adjacent development; be adequately attenuated to avoid acoustic impacts on surrounding properties.

### **3. Ecologically Sustainable Development**

- The environmental assessment shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases.

### **4. Noise**

- Demonstrate that road traffic noise from Cleveland Street will be mitigated by durable materials and that the proposal will be consistent with *Noise Guide for Local Government*, DEC 2004 and *The Environmental Criteria for Road Traffic Noise*, May 1999 with regards to design, and maintained so that there are no unacceptable impacts from noise.

### **5. Heritage**

- A detailed heritage assessment of the existing warehouse is required having regard to the Heritage Office guideline, *Assessing Heritage Significance*, 2001. Specifically, the demolition of the existing building, the design and form of the proposal needs to respond, and assess any impacts on, the character of the adjacent Darlington Heritage Conservation area (under the former South Sydney planning controls). The statement it is to recommend actions to mitigate any impacts.
- If any impact is anticipated on any archaeological relics, is recommended that a research design for the proposed excavation should either be included in the Heritage Impact Statement or submitted as a separate document as part of the Environmental Assessment.

### **6. Employment and Enterprise**

- Details of the potential local employment and enterprise generation of the project.

### **7. Social and Economic Impacts**

- Identify employment, cultural, social and residential opportunities that will be provided to support the development of a sustainable community. The application must address long term social sustainability issues such as governance, housing mix, community safety, local community impacts and minimisation of crime and anti-social behaviour.
- An economic impact study is to be submitted with the environmental assessment which details the capacity of the local housing market to absorb the density proposed in addition to the density increases which are already provided for by the planning controls and strategies governing land in the locality. The economic impact study is to address the impact of the proposed commercial and retail component on the existing surrounding commercial and retail centres.

	<p><b>8. Safety/ Public Domain/ Pedestrians</b></p> <ul style="list-style-type: none"> <li>The environmental assessment is to demonstrate how the proposed building envelope, building design and treatment of the public domain will: <ul style="list-style-type: none"> <li>Maximise safety and security within the public domain, particularly for pedestrians travelling between the site and the railway station. Specific regard should be given to the Department of Planning's Guideline; <i>Crime prevention and assessment of development applications</i> 2001;</li> <li>Maximise surveillance and activity within the public domain;</li> <li>Maximise safety and security for occupants of the buildings;</li> <li>Ensure access for people with disabilities;</li> <li>Minimise potential for vehicle and pedestrian conflicts; and</li> <li>Demonstrate good urban design and quality landscaping of the public domain.</li> </ul> </li> </ul> <p><b>9. Traffic Impacts (Construction and Operational)</b></p> <ul style="list-style-type: none"> <li>A traffic and transport impact study shall be submitted with the environmental assessment which assesses the traffic and transport impacts of the project. The study should include: <ul style="list-style-type: none"> <li>impacts on surrounding arterial road network (in particular the intersections of Hart/Cleveland Streets and Abercrombie/Cleveland Streets); access points to development;</li> <li>AM and PM peak volumes; holiday peak volumes; existing traffic volumes with and without development;</li> <li>safety impacts associated with the development, such as identification of pedestrian movements and appropriate treatments;</li> <li>detail measures to be implemented to mitigate any impacts identified;</li> <li>identify any required upgrading of roads and improvement works to ameliorate any traffic inefficiency and safety impacts associated with the development and the need for associated funding for upgrading or road improvement works;</li> <li>details of car parking provisions, including car parking allocation;</li> <li>detail strategies for encouraging public transport patronage;</li> <li>provide details of service access areas and garbage collection;</li> <li>provide details of bicycle facilities to be incorporated into the development;</li> <li>detail adequate emergency vehicle access.</li> </ul> </li> </ul> <p><b>10. Construction Impacts</b></p> <ul style="list-style-type: none"> <li>Address measures to ameliorate potential impacts arising from the construction of the proposed development.</li> </ul> <p><b>11. Potential Contamination Onsite</b></p> <ul style="list-style-type: none"> <li>The environmental assessment is to demonstrate compliance with the requirements of SEPP 55.</li> </ul> <p><b>12. Drainage and Flooding</b></p> <ul style="list-style-type: none"> <li>The environmental assessment is to address drainage/flooding issues associated with the development.</li> </ul> <p><b>13. Development Contribution Plan</b></p> <ul style="list-style-type: none"> <li>Address provision of public infrastructure having regard to any Redfern Waterloo Authority Section 31 Contribution Plans.</li> </ul> <p><b>14. Services/infrastructure and utilities</b></p> <ul style="list-style-type: none"> <li>In consultation with relevant agencies, address the existing capacity and requirements of the development for water, electricity, waste disposal, telecommunications and gas.</li> <li>Details of any augmentation to services and utilities required to meet the demand generated by the proposed project.</li> </ul> <p><b>15. Land Ownership and Tenure</b></p> <ul style="list-style-type: none"> <li>Written evidence of the consent of all landowners within the Project Application area must be provided for all properties where work is proposed or where properties are included in FSR calculations.</li> </ul>
<p><b>Consultation</b></p>	<p>During the preparation of the Environmental Assessment, you should undertake an appropriate and justified level of consultation with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners. In particular you must consult with;</p> <ul style="list-style-type: none"> <li>Redfern Waterloo Authority</li> </ul>

	<ul style="list-style-type: none"> <li>• NSW Roads and Traffic Authority</li> <li>• NSW Heritage Council</li> <li>• City of Sydney Council</li> <li>• Department of Environment and Conservation (contamination)</li> <li>• NSW Police Force</li> <li>• Local community groups</li> </ul> <p>The consultation process and the issues raised should be described in the Environmental Assessment</p>
<b>Deemed refusal period</b>	Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i> , the applicable deemed refusal period is 60 days from the end of the proponent's Environment Assessment period for the project.

## Plans and Documents to accompany the Application

<p><b>Plans and Documents of the development</b></p> <p><b>PROJECT APPLICATION</b></p>	<p>The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application:</p> <ol style="list-style-type: none"> <li>1. The <b>existing site survey plan</b> is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> <li>• the location of the land, the measurements of the boundaries of the land, the size of the land 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> </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, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, natural features such as watercourses, rock outcrops, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways etc.</li> <li>3. A <b>locality/context plan</b> drawn to 1:500 scale (or other appropriate scale) should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space, water courses 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> <li>• The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation.</li> </ul> </li> <li>4. The <b>Environmental Assessment</b> in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.</li> <li>5. The <b>Architectural drawings</b> (where relevant) are to be drawn to scale and illustrate the following: <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>• the floor plans of the proposed buildings indicating apartment location, layout, size and orientation;</li> <li>• the location and size of vertical and horizontal circulation of lifts, stairs and corridors;</li> <li>• adaptable housing requirements of any LEP or Development Control Plan;</li> <li>• section plans illustrating detailed sections of the proposed facades;</li> <li>• fenestrations, balconies and other features;</li> <li>• communal facilities and servicing points;</li> <li>• the height of the proposed development in relation to the land;</li> <li>• any changes that will be made to the level of the land by excavation, filling or otherwise;</li> <li>• the level of the lowest floor, the level of any yard or unbuilt area and the level of the ground;</li> <li>• parking arrangements, where vehicles will enter and leave the site, and how vehicles will move about the site;</li> <li>• pedestrian access to, through and within the site.</li> </ul> </li> </ol>
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6. The **Subdivision layout plans** (where relevant) are to show the following:-
  - All measurements of proposed and existing allotments;
  - Location of all structures both proposed and retained on site;
  - North point;
  - Name of the road fronting the site;
  - Title showing the description of the land with lot and DP numbers etc;
  - Access points;
  - Type of subdivision proposed (Torrens, strata and/or community title).
7. The **shadow diagrams** for developments comprising two or more storeys are to show 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.
8. **Specialist advice** prepared by a suitably qualified person will be requested to support your Environmental assessment including, but not limited to the following:
  - Traffic;
  - Accessibility assessment;
  - Geotechnical;
  - ESD/Sustainability;
  - Contamination in accordance with the requirements of SEPP 55; and,
  - Stormwater/drainage.
9. The **Other plans** including (where relevant):
  - **Stormwater Concept Plan** - illustrating the concept for stormwater management from the site to the Council drainage system and include a detailed site survey. Where an on-site detention system is required, the type and location must be shown and must be integrated with the proposed landscape design. Site discharge calculations should be provided and the must include details of all major overland flow paths;
  - **Erosion and Sediment Control Plan** – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;
  - **View analysis** - artists impression, photomontages, etc of the proposed development in the context of the surrounding development;
  - **Coloured elevations** - of the proposed buildings drawn to the same scale as the architectural drawings. The elevations are to indicate height and key datum lines, building length and articulation, the composition of the façade and roof design, existing buildings on the site, building entries (pedestrian, vehicular and service), and profile of buildings on adjacent properties;
  - **BASIX** - compliance details and relevant certificates;
  - **SEPP 65** – Verification Statement is to be provided confirming compliance.
  - **Landscape Concept Plan** – plan or drawing that shows the basic detail of planting design and plant species to be used, listing botanical and common names, mature height and spread, number of plants to be utilised and surface treatments (i.e. pavers, lawn etc);
  - **Demolition & Waste Management Plan** – where demolition is proposed, a plan which addresses demolition and construction wastes that may be generated including likely quantities, proposed disposal destinations and best practices for safe handling and disposal in accordance with WorkCover's Occupational Health and Safety requirements must be provided;
  - **Construction Management Plan** – a plan which outlines traffic and pedestrian management during construction