

Director-General's Requirements

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

Application number	07_0029
Project	Concept Plan for the Proposed Redevelopment of the former Rachel Forster Hospital site for residential purposes
Location	Lot 7 in DP 664804, 134-150 Pitt Street, Redfern
Proponent	Redfern Waterloo Authority
Date issued	15/5/2007
Expiry date	15/5/2009
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. an executive summary; 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 – Residential – Medium Density Residential; 3. Landowners' consent for the development site; 4. description of the site, including cadastre, title details, existing easements (including sewer mains, and/or encumbrances); 5. details of the proposed layout, land uses, size and scale of the main components of the development, FSR, height (AHD); 6. details of the methodology used for the calculation of the FSR in accordance with the relevant Environmental Planning Instruments (EPI); 7. an assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below; 8. a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; 9. a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; 10. 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; 11. a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is not false or misleading; and 12. a Quantity Surveyor's Certificate of Cost to verify the capital investment value (CIV) of the project calculated in accordance with the definition of CIV (EP & A Regs., 2000)
Key issues	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPIs and Guidelines to be addressed <ul style="list-style-type: none"> • Planning provisions applying to the site, including permissibility and the provisions of all EPI's and policies including: <ul style="list-style-type: none"> ○ Standard Instrument (Local Environmental Plans) Order 2006; ○ SEPP (Major Projects) 2005 Schedule 3, The Redfern–Waterloo Authority Sites; ○ SEPP 65 – Design Quality of Residential Flat Development;

- SEPP (Building Sustainability Index: BASIX) 2004;
- the Redfern-Waterloo Built Environment Plan (Stage One) August 2006.
- Address provision of public infrastructure having regard to the Redfern Waterloo Authority Section 31 Contribution Plans;
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

2. Building design

- The proposal must be capable of exhibit design excellence in accordance with the provisions contained in the SEPP Major Projects (2005) Schedule 3 - The Redfern-Waterloo Authority Sites having regard to:
 - a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved;
 - the form and external appearance of the building will improve the quality and amenity of the public domain,
 - the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency.
- Visual aids such as 3 dimensional rendering should be used to demonstrate visual impacts of the proposals in particular having regard to the siting and design, bulk and scale relationships, appropriate use of materials and detailing having regard to the heritage fabric of the building and surrounding properties.
- An assessment of the impact of the proposal having regard to the siting and design, bulk and scale relationships, and the resultant architectural composition relative to the existing and surrounding built form.
- 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. Any rooftop plant shall be designed as an integral part of the building; minimise the visual bulk of the building; not increase overshadowing of the adjacent development; and be adequately attenuated to avoid acoustic impacts on surrounding properties.
- Demonstrate that the proposed buildings will satisfy the requirements of SEPP 65 – Design Quality of Residential Flat Development.

3. Overshadowing

- Demonstrate that the proposed building siting does not have unacceptable level of impacts on overshadowing, privacy and views of the adjoining sites.
- Provide plans/elevations and shadow diagrams demonstrating impacts of the proposal on the adjoining sites, including additional overshadowing.

4. Ecologically Sustainable Development

- The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation

phases.

5. Heritage

- Identify any items of European heritage significance and provide a heritage impact statement in accordance with the *Heritage Manual*, (NSW Heritage Office & DUAP 1996). Specifically, the design and form of the proposal needs to respond, and assess any impacts on the character of the surrounding conservation area and nearby heritage items.
- Identify whether the site has significance to Aboriginal cultural heritage and where applicable prepare an independent Archaeological report in accordance with the draft *Guidelines for Aboriginal Cultural Heritage Impact Assessment & Community consultation*, DEC, July 2005.

6. Safety/ Public Domain/ Landscaping

- Demonstrate how the proposed building envelopes, building design and treatment of the public domain will:
 - maximise safety, security and public surveillance within the public areas including disabled access to the side of the front entrance and car park access. Specific regard should be given to the Department of Planning's Guideline; *Crime prevention and assessment of development applications*, 2001;
 - address linkages within and between other public domain spaces, including Redfern train station;
 - ensure access for people with disabilities;
 - minimise potential for vehicle and pedestrian conflicts.
- Provide an arborist's report to assess the condition of existing trees proposed to be removed and methods of protection during construction.
- Provide landscaping plan for the public domain.

7. Staging

- Clearly delineate any proposed staging of the proposal.

8. Dedication

- Provide details of any proposed dedication of open space to Council.

9. Traffic Impacts (Construction & Operational)

- A traffic and transport impact study shall be submitted with the EA which assesses the traffic and transport impacts of the project. The study shall:
 - impacts on local and arterial roads; adjacent road intersections; access points to development; existing traffic volumes with and without the development; AM and PM peak volumes; pedestrian traffic; parking requirements; provision and treatment of car parking; potential parking overflow; cumulative impacts of adjoining and adjacent developments; where appropriate;
 - detail measures to be implemented to mitigate any impacts identified;
 - 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

	<p>works;</p> <ul style="list-style-type: none"> ○ detail strategies for encouraging public transport patronage; ○ provide details of service and delivery vehicles movements; ○ provide details of bicycle facilities to be incorporated into the development; ○ detail adequate emergency vehicle access. <p>10. Construction Impacts</p> <ul style="list-style-type: none"> • Address measures to ameliorate potential impacts arising from the construction of the proposed development. <p>11. Potential Contamination On site</p> <ul style="list-style-type: none"> • The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55. <p>12. Stormwater</p> <ul style="list-style-type: none"> • Address stormwater issues associated with the development having regard to Water Sensitive Urban Design principles. <p>13. Social and Economic Impacts</p> <ul style="list-style-type: none"> • Identify cultural, social and residential opportunities that will be provided to support the development of a sustainable community within the broader Redfern-Waterloo area. Address social impacts of the proposal. • The Plan must address long term social sustainability issues and address impacts on community safety, the local community impacts, and measures to ensure the minimisation of crime and anti-social behaviour. • Address impacts on Aboriginal and European community within Redfern. <p>14. Services/infrastructure and utilities</p> <ul style="list-style-type: none"> • In consultation with relevant agencies, address the existing capacity and requirements of the development for water, electricity, waste disposal, telecommunications and gas. • Details of any augmentation to services and utilities required to meet the demand generated by the proposed project.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

Plans and Documents of the development	<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>
CONCEPT PLAN	<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; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site and immediately adjacent to 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, utility services, boundaries, orientation, and all structures on neighbouring properties where relevant to the application (including windows, driveways etc). 3. A locality/context plan drawn to 1:500 scale (or other appropriate scale) should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space, water courses and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes • 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. 4. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined above. 5. The Architectural drawings (where relevant) are to be drawn to scale and illustrate the following: <ul style="list-style-type: none"> • 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; • the floor plans of the proposed buildings indicating, layout, room uses, size and orientation; • the location and size of vertical and horizontal circulation of lifts, stairs and corridors; • sections and elevations of the proposed development; • fenestrations, balconies and other features; • servicing points; • the height of the proposed development in relation to the

	<p>land;</p> <ul style="list-style-type: none"> any changes that will be made to the level of the land by excavation, filling or otherwise; the level of the lowest floor, the level of any yard or unbuilt area and the level of the ground; parking arrangements, where vehicles will enter and leave the site, and how vehicles will move about the site; pedestrian access to, through and within the site. <p>6. 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.</p> <p>7. The Other plans including (where relevant):</p> <ul style="list-style-type: none"> 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; 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; 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); details of any plants to be removed.
Documents to be submitted	<ul style="list-style-type: none"> 10 hard copies of the Environmental Assessment. 10 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale). 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 will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.
Electronic Documents	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to

	<p>be broken down and supplied as different files.</p> <ul style="list-style-type: none"> • File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files. • Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order. • Graphic images will need to be provided as [.gif] files. • Photographic images should be provided as [.jpg] files. • Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. • Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order. <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.</p>
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