

Director-General's Requirements

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

Application #	MP 08_0001
Project	Australian Red Cross Blood Service Centre and 10-storey Commercial Office Tower, Australian Technology Park
Location	Lease Lot C1 within Lot 500 in DP 1033739, Central Avenue, Redfern
Proponent	Grocon Property Services Pty Ltd
Date of Issue	7/2/2008
Expiry date	2 years from date of issue
Key Issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed <ul style="list-style-type: none"> Address planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> SEPP (Major Projects) 2005 Schedule 3, Part 5 – The Redfern–Waterloo Authority Sites; SEPP (Infrastructure) 2007; SEPP 55 – Remediation of Land; Draft SEPP No.66 – Integration of Land Use and Transport; Standard Instrument (Local Environmental Plans) Order 2006; The Redfern-Waterloo Built Environment Plan, August 2006; Redfern – Waterloo Authority Contribution Plan 2006 and the Redfern – Waterloo Authority Affordable Housing Contributions Plan 2006. Address nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form and Urban Design <ul style="list-style-type: none"> The proposal must be capable of exhibiting design excellence in accordance with the provisions contained in Schedule 3, Part 5, Clause 22 of the MP SEPP; Locate plant equipment to minimise visual and acoustic impacts; Active uses are to be provided at ground level street frontage to Central Avenue and along Henderson Road; and Demonstrate how the proposed building and public domain will be consistent with 'Safer by Design' principles. Specific regard should be given to the Department of Planning's Guideline: <i>Crime Prevention and Assessment of Development Applications 2001</i>. 3. Environmental Amenity <ul style="list-style-type: none"> Address solar access, acoustic privacy and wind impacts and achieve a high level of environmental amenity; Provide detailed explanation of the proposed building uses including description, hours of operation, number of staff, and number of clients visiting each component of the facility; and The proposed development is located close to the boundary of the Alexandria Child Care Centre. Address the impact of the development on the child care facility including any mitigation measures. 4. Traffic Impacts (Construction and Operational) and Parking <p>Provide a Traffic Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, which assesses the traffic and transport impacts of the project, including:</p> <ul style="list-style-type: none"> Existing daily and peak traffic movements (both cars and trucks) and the

Key Issues (continued)

potential increase in the level and type of traffic associated with the development.

- Cumulative traffic impacts on surrounding major roads, intersections and the need for upgrading or improvement works;
- Details of anticipated trucks routes through the local arterial road network;
- An assessment of the potential increase in toxicity levels of loads transported on arterial and local roads and consequently, the preparation of an Incident Management Strategy for accidents, if relevant;
- Details of vehicle entry access points to the development, including facilities for heavy vehicle loading/unloading. Vehicle access into the site should be minimised, and clearly defined building entries must be provided from the street;
- Details of service access areas, garbage collection and emergency vehicle access;
- The main pedestrian entrances on Central Avenue to the proposed development are located adjacent to car park and truck entrances. Address how the proposal will minimise any potential for car, truck and pedestrian conflicts at entrances along Central Avenue.
- Strategies for encouraging public transport patronage;
- Consideration for bus, pedestrian and bicycle facilities; and
- Demonstrate the adequate provision of on site car parking for the proposal, having regard to RTA guidelines and Schedule 3, Part 5, Clause 23 of the MP SEPP.

5. Rail Impacts

- Address noise and vibration impacts from nearby rail activities, including mitigation and monitoring measures where appropriate, consistent with guidance published by Rail Corp including *Interim Guidelines for Applicants – Consideration of Rail Noise and Vibration in the Planning Process* and *Interim Guidelines for Councils – Consideration of Rail Noise and Vibration in the Planning Process*;
- Provide an accurate Site Survey Plan, identifying any existing RailCorp services (such as pipes and cables) and structures within the development area by initiating the appropriate service searches from RailCorp's Rail Corridor Management Group.
- Where RailCorp services exist, show the relationship between the proposed development, in particular excavation basements and footings, and the rail tunnel below, in both Plan and Sectional views.

6. Heritage

- Provide a Heritage Impact Statement prepared in accordance with the NSW Heritage Office publication "*Statements of Heritage Impact*", including:
 - Potential heritage impacts of the project on the site, buildings and existing archaeological items having regard to the Heritage Office guideline "*Assessing Heritage Significance*" (2001);
 - Recommend actions to mitigate any impacts; and
 - If any impact is anticipated on any archaeological relics, it is recommended that an archaeological 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.
- Address Aboriginal Heritage in accordance with the *Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005*.

7. Public Domain

Address public domain improvements, pedestrian linkages and street activation.

8. Social and Economic Impact Assessment

Address the social and economic impact of the proposal and include an

Key Issues (continued)	<p>investigation into the impact upon the commercial industry within the locality and having regard to the hierarchy of centres in the relevant regional strategy, including:</p> <ul style="list-style-type: none"> • Details of the potential local employment and enterprise generation of the project; and • Identify employment opportunities that will be provided to support the development of a sustainable community. <p>9. Ecologically Sustainable Development (ESD) Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.</p> <p>10. Drainage and Flooding Address drainage/flooding issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p>11. Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</p> <p>12. Staging Provide details regarding the staging of the proposed development (if proposed).</p> <p>13. Contamination The Australian Technology Park is a known contaminated site. The EA is therefore required to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55 – Remediation of Land. Refer to <i>Managing Land Contamination – Planning Guidelines – SEPP 55–Remediation of Land</i> (1998 – DUAP and EPA).</p> <p>14. Consultation 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 accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
Deemed refusal period	60 days.

Attachment 1:

Plans and Documents to accompany the Application

General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 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; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Design Statement prepared by a registered Architect; 9. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the MP SEPP; and 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.
Plans and Documents	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating; <ul style="list-style-type: none"> • The location of the land, boundary measurements, area (sq.m) and north point; • The existing levels of the land in relation to buildings and roads; • The location and height of existing structures on the site; • The location and height of adjacent buildings and private open space; and • All levels to be to Australian Height Datum. 2. A Site Analysis Plan 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). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • Significant local features such as parks, community facilities and open space and heritage items; • The location and uses of existing buildings, shopping and employment areas; and • Traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <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; • Detailed floor plans, sections and elevations of the proposed buildings; • Elevation plans providing details of external building materials and colours proposed; • Fenestrations, balconies and other features;

	<ul style="list-style-type: none"> • Accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • The height (AHD) of the proposed development in relation to the land, to top of building and top of plant; • The level of the lowest floor, the level of any unbuilt area and the level of the ground; and • Any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. An external materials and finishes board providing details of the external building materials and colours proposed.</p> <p>6. Other plans:</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • Electrolysis Risk Report – in relation to the effects of any stray currents, as a result of rail operations, on the development; • Geotechnical Report – prepared by a recognised professional which addresses potential impact on the existing rail tunnels. Design solutions, work methodologies, monitoring regimes and loadings will also be relevant; • View Analysis - Visual aids including 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; • Shadow diagrams showing solar access to the site and adjacent properties at winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm; and • Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site. Include the landscaping treatment along the southern edge of the building to ensure that appropriate landscaping transition to the existing open space is undertaken.
Documents to be submitted	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 12 hard copies of the EA (once the EA has been determined adequate); • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.