

Director-General's Requirements

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

Application number	06_0101
Project	Pemulwuy Mixed Use Development
Location	Redfern
Proponent	Aboriginal Housing Company Ltd
Date issued	6 October 2006
Expiry date	2 years from the date of issue
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • an executive summary; • landowners' consent for all properties within the development site where work is proposed or where properties are included in floor space ratio (FSR) calculation; • demonstration as to how residential and non-residential components of the project will be integrated for each stage to ensure the achievement of a mixed use precinct; • demonstration as to how the development, when completed, will achieve the objectives of the SEPP (Major Projects) Amendment No. 7 2005 (Redfern-Waterloo) for the Business zone – mixed use; • a demonstrated bona fide commitment and achievability of a genuine mixed used development; • description of the site, including cadastre, title details, existing easements (including sewer mains, and/or encumbrances (including existing access ramps); • details of the proposed layout, land uses, size and scale of the main components of the development, FSR, height (AHD) and any staging of the proposal; • a detailed justification for the proposed FSR and land use mix having regard to any relevant impacts; • Details of the methodology used for the calculation of the FSR in Accordance with the relevant Environmental Planning Instruments (EPI); • an assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below; • a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; • a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; • 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 • a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is not false or misleading.
Key issues	<p>The Environmental Assessment must address the following key issues:</p> <p>Relevant EPIs and Guidelines to be addressed</p> <ul style="list-style-type: none"> • 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) Amendment No.7 2005 (Redfern-Waterloo), with particular regard to the objectives of the Business zone - mixed use; ◦ SEPP 65 – Residential Flat Design Code (if applicable); ◦ SEPP 55 – Remediation of Land; ◦ SEPP Building Sustainable Development Index: (BASIX); ◦ Standard Instrument (Local Environmental Plans) Order 2006; and ◦ the Redfern-Waterloo Built Environment Plan (Stage One) August 2006. • Any contributions plan in place prior to the determination of the application; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. <p>Building design</p> <p>The proposal must exhibit design excellence in accordance with the design excellence provision contained in the SEPP Major Projects (2005) Amendment No. 7, with particular regard to the principles outlined below. Visual aids such as a photomontage must be used to demonstrate visual impacts.</p>

- A high standard of architectural design, materials and detailing appropriate to the building type and location.
- 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. 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 proposed buildings and other existing public facilities; the architectural language of the buildings to ensure an appropriate urban design link between them, and the existing traditional architecture that dominates Caroline, Lawson, Louis and Eveleigh Streets and the southern side of Vine Street.
- Clearly defined building entries must be provided from the street and the proposal must provide details of adequate pedestrian and vehicle access, and residential and non-residential access.
- Solar access – design measures to minimise overshadowing of the adjacent residential areas and public domain.
- Minimisation of wind impacts.
- Reflectivity – selection of materials to minimise glare reflectivity impacts.
- Measures to be incorporated to ensure water conservation.

Ecologically Sustainable Development

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

Employment and Enterprise

Details of the potential local employment generation of the project, particularly for Aboriginal people. Details of opportunities for Aboriginal and local enterprise are also required.

Social Impacts

Address the relocation of existing residents during the construction phase of the proposed development and any longer term impacts on the immediate and wider Aboriginal community. As some of the existing houses within the project site provide a source of affordable housing for Aboriginal people, the impact on these residents and the neighbouring community must be addressed. The project shall identify employment, education, cultural, social and residential opportunities that will be provided to support the development of a sustainable community. The project 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.

Safety/ Public Domain/ Pedestrians

The environmental assessment is to demonstrate how the proposed building envelope, building design and treatment of the public domain and open spaces will:

- 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; *Crime prevention and assessment of development applications* 2001 and the NSW Police Safer by Design Evaluation of 3 May 2006;
- Maximise surveillance and activity within the public domain;
- Maximise safety and security for occupants of the buildings;
- Ensure access for people with disabilities;
- Minimise potential for vehicle and pedestrian conflicts; and
- Demonstrate good urban design and quality landscaping of the public domain.

Heritage

A heritage impact statement of potential heritage impacts of the project on the site, buildings and existing archaeological items is required having regard to the Heritage Office guideline *Assessing Heritage Significance*. Specifically, 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 is to recommend actions to mitigate any impacts.

If any impact is anticipated on any archaeological relics, it 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.

Traffic Impacts (Construction and Operational)

A traffic and transport impact study shall be submitted with the environmental

	<p>assessment which assesses the traffic and transport impacts of the project. The study should include:</p> <ul style="list-style-type: none"> • 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; 10 year projected volumes with and without the development; 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 works; • 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>Rail Impacts</p> <p>Address noise and vibration impacts from adjacent rail activities, including mitigation and monitoring measures where appropriate, consistent with guidance published by Rail Corp including <i>Interim Guidelines for Applicants – Consideration of Rail Noise and Vibration in the Planning Process</i> and <i>Interim Guidelines for Councils – Consideration of Rail Noise and Vibration in the Planning Process</i>.</p> <p>Identify the existence of any existing RailCorp services (such as pipes and cables) and structures within the development area by initiating the appropriate service searches. Where RailCorp services exist, an agreement must be made with RailCorp regarding the accommodation of the services.</p> <p>Construction Impacts</p> <p>Address measures to ameliorate potential impacts arising from the construction of the proposed development.</p> <p>Potential Contamination Onsite</p> <p>The environmental assessment is to demonstrate compliance with the requirements of SEPP 55.</p> <p>Drainage and Flooding</p> <p>The environmental assessment is to address drainage/flooding issues associated with the development.</p> <p>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. <p>Land Ownership and Tenure</p> <p>Details should be provided of current land ownership and proposed management of future ownership in the concept plan area. This should include public land, proposed open space and road reserves. Any proposed road closures should be identified.</p>
<p>Consultation</p>	<p>During the preparation of the Environmental Assessment, you should perform an appropriate and justified level of consultation with relevant local, State or Commonwealth government authorities, service providers and the community, with particular regard to:</p> <ul style="list-style-type: none"> • Redfern Waterloo Authority • Rail Corp • NSW Roads and Traffic Authority • NSW Heritage Council • NSW Police • City of Sydney Council • Department of Environment and Conservation (contamination) • Local Aboriginal and community groups <p>Given the significance of the Block to the wider Aboriginal community details of the consultation undertaken with the Aboriginal community in the formulation and design of the project should be provided.</p>

	The consultation process and the issues raised should be described in the Environmental Assessment.
Deemed refusal period	Under clause 8E (2) of the <i>Environmental Planning and Assessment Regulation 2000</i> , the applicable deemed refusal period is 90 days from the end of the proponent's Environment Assessment period for the project.

Documents to accompany the environmental assessment

<u>Plans of the development</u>	<p>As a minimum, you will be required to submit the following plans, architectural drawings and diagrams of your proposal:</p> <ol style="list-style-type: none"> 1. The existing site survey plan is to be drawn to 1:500 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 which direction is north; • existing significant vegetation, built and topographic features; • the existing levels of the land in relation to buildings and roads; and • location and height of adjacent buildings and private open space. 2. A locality plan drawn to 1:5000 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 <p>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.</p> 3. The architectural drawings are to be drawn to scale and show: <ul style="list-style-type: none"> • Information as detailed in the Director General's Environmental Assessment Requirements at a minimum. 4. Other plans including: <ul style="list-style-type: none"> • view analysis (artists impression, photomontages, etc) of the proposed development in the context of the surrounding development; and • coloured elevations of the proposed public domain works drawn to the same scale as the architectural drawings will be required for exhibition and assessment purposes.
<u>Specialist advice</u>	<p>Specialist advice, prepared by a suitably qualified person, will be requested to support your Environmental Assessment including, but not limited to, the following:</p> <ul style="list-style-type: none"> • traffic; • accessibility assessment; • geotechnical; • ESD/Sustainability; • contamination in accordance with the requirements of SEPP 55; and • stormwater/ drainage.
<u>Landowners Consent</u>	<p>Written evidence of the consent of all landowners within the Concept Plan area must be provided for all properties where work is proposed or where properties are included in FSR calculations.</p>
<u>Documents to be submitted</u>	<ul style="list-style-type: none"> • 10 copies of the Environmental Assessment; • 10 sets of architectural and landscape plans to scale, including set one (1) set at A3 size (to scale); • 2 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size;

Electronic documents presented to the NSW Department of Planning for publication via the Internet will need to meet certain criteria. 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 be broken down and supplied as different files. 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.