



NSW GOVERNMENT  
**Department of Planning**

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Our ref: MP 08\_0015  
File: S08/00114

Mr Robert Domm  
Chief Executive Officer  
Redfern - Waterloo Authority  
Level 11, Tower 2  
1 Lawson Square  
**REDFERN NSW 2016**

Dear Mr Domm

**Director General's Requirements for a Concept Plan for the proposed North Eveleigh redevelopment for the purposes of residential, commercial, retail and cultural uses, at Wilson Street, North Eveleigh MP08\_0015**

The Department has received your application for a Concept Plan for the proposed redevelopment of the North Eveleigh site for the purposes of residential, commercial, retail and cultural uses.

On 13 March 2008 the Minister for Planning declared the proposal to be a Major Project under Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act) and authorised a Concept Plan to be submitted.

I have attached a copy of the Director General's requirements (DGR's) for Environmental Assessment of the Concept Plan, which have been prepared in consultation with the relevant government agencies including Council.

It should be noted that the Director-General's requirements have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

I would appreciate it if you would contact the Department before you propose to submit the Environmental Assessment for the project to determine the fees applicable to the application.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director-General considers that the Environmental Assessment does not adequately address the DGR's, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

If you have any enquiries about these requirements, please contact Sumathi Navaratnam on 02 9228 6361 or via e-mail at [sumathi.navaratnam@planning.nsw.gov.au](mailto:sumathi.navaratnam@planning.nsw.gov.au)

Yours sincerely

Jason Perica 1713108  
**Executive Director, Strategic Sites and Urban Renewals  
as delegate for the Director General**

## Director-General's Requirements –

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

Application number	MP 08_0015
Project	Concept Plan for North Eveleigh redevelopment for the purposes of residential, commercial, retail and cultural uses.
Location	Part Lot 4 and Part Lot 5 in DP 862514, Wilson Street, North Eveleigh
Proponent	Redfern-Waterloo Authority
Date issued	17/3/08
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"> <li><b>1. Relevant EPI's, Policies and Guidelines to be addressed</b>  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>• Standard Instrument (Local Environmental Plans) Order 2006</li> <li>• SEPP (Building Sustainability Index: BASIX) 2004</li> <li>• SEPP 55 – Remediation of Contaminated Sites</li> <li>• SEPP 65 – Design Quality of Residential Flat Development</li> <li>• Draft SEPP No. 66 – Integration of Land Use and Transport</li> <li>• SEPP (Infrastructure) 2007</li> <li>• Sydney Metropolitan Strategy (and any relevant draft or endorsed Subregional Strategy)</li> <li>• The Redfern-Waterloo Built Environment Plan (Stage One)</li> <li>• Provision of public infrastructure having regard to the Redfern Waterloo Authority Contributions Plan</li> <li>• Provision of affordable housing in accordance with the Redfern Waterloo Authority Affordable Housing Contributions Plan</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. Land Use</b> <ul style="list-style-type: none"> <li>• Demonstrate suitability of proposed land uses in the context of the surrounding area.</li> <li>• In determining the final proposed land uses, including location of and access to each use, maximise opportunities having consideration for the proximity of the university.</li> </ul> </li> <li><b>3. Built Form / Urban Design</b> <ul style="list-style-type: none"> <li>• The proposal must be capable of exhibiting design excellence in accordance with the provisions contained in Schedule 3, Part 5, Clause 22 of the SEPP Major Projects (2005) - The Redfern-Waterloo Authority Sites.</li> <li>• Location of plant equipment to minimise the visual and acoustic impacts.</li> <li>• Demonstrate that the proposed buildings will satisfy the requirements of SEPP 65 – Design Quality of Residential Flat Development.</li> <li>• Provide street level connections between the proposed development and Wilson Street.</li> </ul> </li> <li><b>4. Environmental and Residential Amenity</b> <ul style="list-style-type: none"> <li>• Address solar access, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity. The proposal must demonstrate that the proposed siting of buildings does not have unacceptable level of impacts on overshadowing, privacy and views of buildings within the site and on adjoining sites.</li> </ul> </li> </ol>

#### 5. 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 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 in particular for the public domain.

#### 6. Car parking / Traffic Impacts (Construction and Operational)

Demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. The EA shall also provide a Traffic Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages. The Traffic Impact Study shall address and assess:

- traffic generation including daily and various peak traffic movements, determining and identifying modal split targets for peak periods, and the increase in the level and type of traffic associated with the proposal;
- impacts and resultant upgrades to street parking, the road network including laneways, arterial roads, intersections, signage and road capacity resulting from the project; cumulative impacts of adjoining and adjacent developments, where appropriate;
- measures to be implemented to mitigate any impacts identified;
- any required upgrading of roads and improvement works to ameliorate impacts associated with the development and the proposed source of associated funding;
- cumulative impacts on the local and subregional area including the future development by University of Sydney, and develop a traffic network model to determine impact(s);
- details of public transport accessibility and strategies to encourage public transport patronage, including pedestrian and cyclist flows; links to Redfern Railway Station and the future bridge link; connections to existing cycle network(s);
- details of provisions for service and delivery vehicles movements/loading;
- vehicular access, car parking location and bicycle arrangements, and detail proposed access points.
- details of adequate emergency vehicle access.

#### 7. Ecologically Sustainable Development (ESD)

Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

#### 8. Heritage

- Identify any items of European (including rail) 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. The Heritage Impact Statement should address:
  - the impact of the proposed demolitions on the significance of the subject heritage item as a whole (as a group of buildings with related uses); and
  - take into consideration the relevant provisions of the Conservation Management Plan (CMP) and any other relevant conservation framework and principles.

- 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.
- The proposal must have regard for the character of the Golden Grove Conservation Area, as listed in the South Sydney LEP with particular consideration to development along Wilson Street.

#### **9. Rail Impacts**

- Address noise and vibration impacts from adjacent rail activities, including mitigation and monitoring measures where appropriate, consistent with guidelines 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*.
- Address the impact(s) of the proposed North Eveleigh Dive Alignment (future underground rail connection), along the southern boundary of the subject site.
- 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.
- Address impacts on geotechnical and structural stability and integrity of Railcorp's facilities and corridor.
- Demonstrate that access to Railcorp's facilities for maintenance purposes is retained.

#### **10. Social and Economic Impact Assessment**

- 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 the Aboriginal and European community within Redfern.
- Address the economic impact of the proposal and include an investigation into the impact upon the retail, commercial and residential industry within the locality and have regard to the hierarchy of centres in the relevant regional and sub-regional strategy.

#### **11. Staging**

Include details regarding any proposed staging of the development.

#### **12. Dedication**

Details of any proposed dedication of open space and roads to Council / ownership and maintenance proposals of public domain.

#### **13. Drainage and Flooding**

- Address drainage/flooding issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.
- Address the issue of managing the downstream impacts of stormwater on Sydney Water's stormwater network, including a stormwater management system and the capture and reuse of rainwater.
- Explore non-potable water supply sources, including onsite recycling of grey water, rainwater and stormwater harvesting.
- Address stormwater and drainage impacts on rail corridor.

	<p><b>14. Contamination</b> The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p><b>15. 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 the provision of utilities including staging of infrastructure works.</li> </ul> <p><b>16. Consultation</b> Undertake, in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
Deemed refusal period	120 days

## Attachment 1: 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, aerial photographs and a description of the existing and surrounding environment;</li> <li>3. Description of the site, including cadastre, title details, existing easements (including sewer mains, and/or encumbrances) and the surrounds;</li> <li>4. A thorough description of the proposed development, including details of the proposed layout, built form, land uses, size and scale of the main components of the development, FSR, height (AHD);</li> <li>5. Details of the methodology used for the calculation of the FSR in accordance with the relevant Environmental Planning Instruments (EPI);</li> <li>6. An assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified above and a table outlining how these key assessment requirements have been addressed;</li> <li>7. 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>8. 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>9. Demonstration as to how the development, when completed, will achieve the objectives and provisions of the relevant EPI's;</li> <li>10. The plans and documents outlined below;</li> <li>11. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;</li> <li>12. A quantity surveyor's cost estimate report to verify the capital investment value of the project, calculated in accordance with the definition of 'CIV' in accordance with SEPP Major Projects (2005) - this definition should be quoted in the QS letter/report; and</li> <li>13. 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> </ol>

	<p>4. <b>Architectural drawings</b> at an appropriate scale illustrating:</p> <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>• indicative floor plans, sections and elevations of the proposed buildings;</li> <li>• indicative elevations and sections.</li> <li>• accessibility requirements of the Building Code of Australia and the Disability Discrimination Act for the site;</li> <li>• the height (AHD) of the proposed development in relation to the land;</li> <li>• the level of the lowest floor, the level of any unbuilt area and the level of the ground;</li> <li>• any changes that will be made to the level of the land by excavation, filling or otherwise.</li> </ul> <p>5. Visual aids such as 3 dimensional rendering should be used to demonstrate visual impacts of the proposal and architectural composition, in particular having regard to siting and design, bulk and scale relationships, appropriate relationship with the heritage fabric of the building(s) on site and in the surrounding area.</p> <p>6. <b>Other 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 addresses the effects on Railcorp's facilities and corridor, 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>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 where applicable.</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. Plans/elevations and shadow diagrams are to be provided demonstrating the impacts of the proposal within the site and on adjoining sites, including additional overshadowing.</li> </ul>
<p><u>Documents to be submitted</u></p>	<ul style="list-style-type: none"> <li>• 1 copy of the EA, plans and documentation for the Test of Adequacy;</li> <li>• 12 hard copies of the EA (once the EA has been determined adequate);</li> <li>• 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>• 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.</li> </ul>