



NSW GOVERNMENT
Department of Planning

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Our ref: MP 09_0068
File: S09/00557

Theodore Loucas
Director
Architecture and Building Works
6 / 4 Hogben Street
KOGARAH NSW 2217

Dear Mr Loucas,

DIRECTOR GENERAL'S REQUIREMENTS FOR THE REDEVELOPMENT OF THE FORMER RACHEL FORSTER HOSPITAL SITE FOR RESIDENTIAL AND PUBLIC OPEN SPACE AT, 134-144 PITT STREET, REDFERN (MP 09_0068)

Thank you for your request for Director General's environmental assessment requirements (DGR's) for the above project.

I have attached a copy of the DGR's which have been prepared from the information provided within your application and in consultation with relevant Government agencies, including Council.

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.

Please note that the site has been subject to Concept Plan approval MP 07_0029 and any project application is required to satisfy the conditions of that approval, including the Statement of Commitments. Any information that the Statement of Commitments requires to be addressed at project application stage must be included as part of the Environmental Assessment of the project 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. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGR's for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Megan Fu on (02) 9228 6531 or via e-mail at megan.fu@planning.nsw.gov.au.

Yours sincerely



Jason Perica
Executive Director
(as delegate for the Director General)

5/5/09

Director General's Requirements

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

Application number	MP 09_0068
Project	Major Project for the redevelopment of the former Rachel Forster Hospital site for residential and public open space purposes
Location	Lot 7 in DP 664804, 134-144 Pitt Street, Redfern
Proponent	Architecture and Building Works
Date issued	5/5/09
Expiry date	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director General in relation to the preparation of the environmental assessment.
Key issues (Core)	<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 and in particular the Design excellence provisions of clause 22 of this Part; SEPP (Building Sustainability Index: BASIX) 2004; SEPP 55 - Remediation of Land; SEPP 65 - Design Quality of Residential Flat Development; Sydney Metropolitan Strategy and the Sydney City Draft Subregional Strategy; and Redfern-Waterloo Built Environment Plan (Stage One) August 2006 (BEP). Demonstrate compliance with the development standards set out in clause 21 of Schedule 3, Part 5 – The Redfern-Waterloo Authority Sites of SEPP (Major Projects) 2005 (MP SEPP). Address the nature and extent of any non-compliance with other relevant environmental planning instruments, plans and guidelines and justify any non-compliance. 2. Concept Plan <ul style="list-style-type: none"> The EA shall demonstrate consistency with Concept Plan approval MP 07_0029 dated 9 October 2007 and provide justification for any areas of inconsistency. The EA is to clearly detail in plan and on elevation the approved and the proposed building envelopes. The Concept Plan approval acknowledges a non-compliance with building separation standards identified in the residential flat design code. The EA shall detail any mitigation measures and treatments to address any non-compliance with the building separation standards. 3. Built Form and Urban Design <ul style="list-style-type: none"> The resulting architectural composition of the buildings shall be sympathetic to the aesthetic significance of the surgery building and the colonnade and the fabric of the heritage items. The design of the buildings shall address the surrounding built form in particular the predominantly terrace type built form along Pitt and Albert Streets. The design of any corner buildings shall also appropriately address both street frontages. Clearly identify the fabric of the heritage items that will be retained, and demonstrate that any alterations and additions to heritage items are readily differentiated and appropriately setback to respond to the significance of heritage items and any iconic views to the heritage items. Direct and clear pathways to private entrances shall be identified and where possible direct street access to ground level apartments to provide enhanced safety and street activation.

	<ul style="list-style-type: none"> • Demonstrate that the proposed building siting does not have unacceptable level of impacts on overshadowing, privacy and views of the adjoining sites. • The design and location of any plant equipment is to be integrated with the building, to minimise visual and acoustic impacts. <p>4. Public Domain</p> <ul style="list-style-type: none"> • Orientate new development towards the public domain to provide passive surveillance of public spaces for improved safety. • Demonstrate clear transitions and boundaries between private and public spaces and provide details of treatment of the interface, including landscape design. • Provide details of linkages with and between other public domain spaces, including Redfern Station. <p>5. Transport and Accessibility Impacts (Construction and Operational)</p> <ul style="list-style-type: none"> • Demonstrate the provision of sufficient on-site car parking and secure bicycle storage for the proposed use, whilst also having regard to the accessibility of the site to public transport. • A Traffic Impact Statement is to be prepared in accordance with the RTA's Guide to Traffic Generating Developments, specifically addressing traffic generation and any cumulative impacts of nearby development as well as any required road / intersection upgrades, access, car parking arrangements, measures to promote public transport usage (including a Travel Access Guide) and pedestrian and bicycle linkages. <p>6. European and Aboriginal Heritage</p> <ul style="list-style-type: none"> • A Heritage Impact Statement shall be provided which identifies any items of European heritage significance and any impacts of the proposal. Appropriate measures for the conservation of such items including an Interpretation Plan and archival recording of the site shall be provided. • Identify whether the site has any significance to Aboriginal cultural heritage and identify appropriate measures to preserve any significance. <p>7. Ecologically Sustainable Development (ESD)</p> <p>Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development and demonstrate how the proposal will address the ESD strategies outlined in the Redfern Waterloo BEP.</p> <p>8. Contributions</p> <p>The EA shall address Redfern-Waterloo Authority's Contributions Plan 2006 and Redfern-Waterloo Authority's Affordable Housing Contributions Plan 2006 under Section 32 of the Redfern-Waterloo Authority Act 2004 including existing and/or details of any Voluntary Planning Agreement.</p> <p>9. Drainage and Flooding</p> <p>Address drainage/flooding issues associated with the development/site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p>10. Utilities</p> <p>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>11. Consultation</p> <p>Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
Deemed refusal period	60 days

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, areal 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 Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP; and 9. 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; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • 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; • 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; • 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; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; • any changes that will be made to the level of the land by excavation, filling or otherwise.

	<p>5. A Materials and Finishes Board (external) providing details of the external building materials and colours proposed.</p> <p>6. A BASIX Certificate for the residential component of the development.</p> <p>7. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • 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; • Geotechnical Report – prepared by a recognised professional which 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; • View Analysis - 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; • Landscape plan – illustrating: treatment of open space areas on the site and any open spaces to be developed as public open space; screen planting along common boundaries; details of retention and replacement of trees; and tree protection measures both on and off the site. • Shadow diagrams 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.
<p>Documents to be submitted</p>	<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. Take note of the Departmental Guideline 'Website Protocol for Proponents' (available at http://www.planning.nsw.gov.au/environmentalassessment/mpguidelines.asp)