

# Director-General's Requirements

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

<b>Application #</b>	08_0058
<b>Project</b>	Project application for construction of a 10-storey building for a mixed-use commercial, retail and residential development.
<b>Location</b>	Lot 1, Section 2, DP 3954 – 90 Regent Street, Redfern.
<b>Proponent</b>	Redfern Development Corporation.
<b>Date issued</b>	8 May 2008 <i>(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.)</i>
<b>Key issues</b>	<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> <ul style="list-style-type: none"> <li>• Address 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>– SEPP (Infrastructure) 2007;</li> <li>– SEPP (Building Sustainability Index: BASIX) 2004;</li> <li>– SEPP 55 – Remediation of Land;</li> <li>– SEPP 65 - Design Quality of Residential Flat Development;</li> <li>– Draft SEPP 66 – Integration of Land Use and Transport;</li> <li>– Standard Instrument (Local Environmental Plans) Order 2006;</li> <li>– Redfern-Waterloo Built Environment Plan (Stage One) August 2006; and</li> <li>– Redfern – Waterloo Authority Contribution Plan 2006; and</li> <li>– Redfern – Waterloo Authority Affordable Housing Contributions Plan 2006; and</li> <li>– Dept. of Planning Guideline: <i>Crime prevention and Assessment of Development Applications 2001</i> – 'Safer by Design' principles.</li> </ul> </li> <li>• Address nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justify any non-compliance; and</li> <li>• 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), in particular the height of the development fronting Regent Street.</li> </ul> </li> <li><b>2. Built Form and 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 MP SEPP;</li> <li>• Demonstrate how the proposed built form interfaces with adjacent development (both existing and future), particularly in the context of the surrounding Business Zone – Commercial Core;</li> <li>• Demonstrate how the proposed built form will achieve an appropriate human scale at street level including the provision of active street frontages to Regent Street and Marian Streets;</li> <li>• Demonstrate how the treatment of the Marian Street frontage will contribute to reinforcing this street as an important pedestrian and cycle link to the Australian Technology Park; and</li> <li>• The design of any plant needs to be integrated with the architecture of the building and make a positive contribution to the urban skyline.</li> </ul> </li> <li><b>3. Environmental and Residential Amenity</b> <ul style="list-style-type: none"> <li>• Address solar access, acoustic privacy, visual privacy, view loss and wind impacts to achieve a high level of environmental and residential amenity;</li> <li>• Locate plant equipment to minimise visual and acoustic impacts; and</li> <li>• Demonstrate how road traffic noise from Regent Street, and rail noise, will be mitigated so that there are no unacceptable impacts to the residential use.</li> </ul> </li> </ol>

<p><b>Key Issues (Continued)</b></p>	<p><b>4. Proposed Uses</b> Provide a detailed explanation of the proposed building uses including description, hours of operation, number of staff and/or visitors to each component of the facility.</p> <p><b>5. Car parking / Traffic Impacts (Construction and Operational)</b> 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.</p> <p><b>6. CBD Rail Link</b> In consultation with RailCorp, prepare details of the interface between the proposal and the CBD Rail Link. Demonstrate how the following will be addressed:</p> <ul style="list-style-type: none"> <li>• Allowance in the building design, construction and maintenance for the future construction and operation of railway tunnels in the vicinity of the land;</li> <li>• Allowance for impacts from rail operations including stray currents, electrolysis, noise, vibration, and electromagnetic fields; and</li> <li>• Provision of drawings, reports and other information to allow RailCorp to fully understand the interaction with the CBD Rail Link.</li> </ul> <p><b>7. Heritage</b> Provide a Heritage Impact Statement prepared in accordance with the NSW Heritage Office publication "Statements of Heritage Impact. The EA shall also address Aboriginal Heritage in accordance with the <i>Draft Guidelines For Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005</i>.</p> <p><b>8. Public Domain</b> Address public domain improvements, pedestrian linkages and street activation.</p> <p><b>9. Ecologically Sustainable Development (ESD)</b> Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.</p> <p><b>10. Drainage and Flooding</b> Address drainage/flooding issues associated with the development/site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p><b>11. Utilities</b> In consultation with relevant agencies:</p> <ul style="list-style-type: none"> <li>• Address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works; and</li> <li>• Include written approval / agreement from Sydney Water for the relocation of the sewer main.</li> </ul> <p><b>12. Staging</b> Include details regarding the staging of the proposed development (if proposed).</p> <p><b>13. Contamination</b> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p><b>14. Consultation</b> Undertake consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines, October 2007</i>, with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners.</p>
<p><b>Deemed refusal period</b></p>	<p>60 days</p>

Attachment 1:

## Plans and Documents to accompany the Application

<p><b>General</b></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. A thorough description of the proposed development;</li> <li>4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;</li> <li>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;</li> <li>6. The plans and documents outlined below;</li> <li>7. 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>8. A Design Statement prepared by a registered Architect;</li> <li>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</li> <li>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.</li> </ol>
<p><b>Plans and Documents</b></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 (m<sup>2</sup>) and north point;</li> <li>• The existing levels of the land in relation to buildings and roads;</li> <li>• The location and height of existing structures on the site;</li> <li>• The location and height of adjacent buildings and private open space; and</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), as follows: <ul style="list-style-type: none"> <li>• Existing vegetation;</li> <li>• Geotechnical conditions;</li> <li>• Footpath crossing levels and alignments;</li> <li>• Existing pedestrian and vehicular access points and other facilities;</li> <li>• Slope and topography;</li> <li>• Utility services;</li> <li>• Boundaries;</li> <li>• Orientation;</li> <li>• View corridors; and</li> <li>• All structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).</li> </ul> </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; and</li> <li>• 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.</li> </ul> </li> <li>4. <b>Architectural drawings</b> at an appropriate scale illustrating: <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> </ul> </li> </ol>

	<ul style="list-style-type: none"> <li>• The location of the CBD Rail Link in relation to the land;</li> <li>• Detailed floor plans, sections and elevations of the proposed building;</li> <li>• Elevations and sections;</li> <li>• Fenestrations, balconies and other features;</li> <li>• Accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;</li> <li>• The height (AHD) of the proposed development in relation to the land, to top of building and top of plant;</li> <li>• The level of the lowest floor, the level of any unbuilt area and the level of the ground; and</li> <li>• Any changes that will be made to the level of the land by excavation, filling or otherwise.</li> </ul> <p>5. A <b>Materials and Finishes Board (external)</b> providing details of the external building materials and colours proposed.</p> <p>6. A <b>BASIX Certificate</b> for the residential component of the development.</p> <p>7. <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>Transport and Accessibility Report</b> – determining the likely transport needs of the future operations of the proposed development and the capacity of the existing transport services to meet the demand;</li> <li>• <b>View Analysis</b> – visual aids including a photomontage must be used to demonstrate visual impacts of the proposed development in particular having regard to the architecture, materials, finishes and colours, siting, bulk and scale relationships from key areas;</li> <li>• <b>Shadow Diagrams</b> – 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</li> <li>• <b>Construction Management Plan.</b></li> </ul>
<b>Documents to be submitted</b>	<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 1 set at A3 size (to scale); and</li> <li>• 1 copy of the Environmental Assessment and plans on <b>CD-ROM</b> (PDF format), not exceeding 5Mb in size.</li> </ul>