

Compliance table locating Director Generals Requirements within the Environmental Assessment

Director General Requirements	Particulars	Located where in submission
PART I		
Plans of development	1. SURVEY 1:500	Environmental Assessment; Appendix 01: drawing number CA 05 (Scale is approx 1:1430) Appendix 1: drawing number CA07 + CA10 (Scale is 1:200)
	2. A LOCALITY PLAN 1:5000	Environmental Assessment; Appendix 01: drawing number CA 05 (Scale is approx 1:1430)
	Significant local features (parks, community facilities & open space, water courses and heritage items	Environmental Assessment; Appendix 01: drawing number CA 05 (Scale is approx 1:1430) Part 3: Figure 1 Appendix 10
	The location and uses of existing buildings, shopping and employment areas	Environmental Assessment; Appendix 01: drawing number CA 05 (scale is approx 1:1430) Appendix 10
	Traffic and road patterns, pedestrian routes and public transport nodes	Environmental Assessment; Appendix 09 Appendix 10
	Existing site plan & locality plan supported by written explanation of the local and site constraints and opportunities revealed through the above documentation.	Environmental Assessment; Appendix 01: drawing number CA 05 (scale is approx 1:1430) Part 3 Pages 16-24 which describe the existing area, uses and opportunities and constraints
	3. The architectural drawings show Information as detailed in the DGs Environmental Assessment Requirements at a minimum.	Environmental Assessment; Appendix 01: drawing number CA 01 – CA 15
4. Other plans:	View analysis (artists impression, photomontages, etc) of the proposed development in the context of the surrounding development; and	Environmental Assessment; Appendix 01: Photo montages; drawing number CA 01 + CA 02 Part 3: Perspectives; Figures 15 – figure 20
	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.	Environmental Assessment; Appendix 1: drawing number CA06 and CA09 (scale 1:200)

Director General Requirements	Particulars	Located where in submission
PART II		
Environ. Assessment	An executive summary	Environmental Assessment; Executive summary: Pages 5 – 12
	Landowners' consent	Environmental Assessment; Appendix 15
	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;	Environmental Assessment; Part 1: Pages 5 – 12 Part 3: Pages 29 – 51 Appendix 4 <excerpt from letter 02 04 08>
	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	Environmental Assessment; Part 1: Pages 5 – 12 Part 3: Pages 29 – 51 Appendix 1: Drawing number CA 03 + CA 04 Appendix 4 <excerpt from letter 02 04 08>
	A demonstrated bona fide commitment and achievability of a genuine mixed used development	Environmental Assessment; Part 1. Pages 5 - 12 Appendix 1: Drawing number CA 03 + CA 04 Appendix 3 Appendix 4 <excerpt from letter 02 04 08>
	Description of the site, including cadastre, title details, existing easements / sewer mains, encumbrances (including existing access ramps)	Environmental Assessment; Appendix 01: drawing number CA 05 (scale is approx 1:1430) Part 3 Pages 16-24 which describe the existing area, uses and opportunities and constraints
	Details of FSR, height (AHD) and any staging of the proposal	Environmental Assessment; Part 1. Pages 5 - 12 Appendix 1: Drawing number CA 04 Appendix 13 Appendix 4 <excerpt from letter 02 04 08>
	A detailed justification for the proposed FSR and land use mix having regard to any relevant impacts	Environmental Assessment; Part 1. Pages 5 -12 Appendix 13
	Details of the methodology used for the calculation of the FSR in Accordance with the relevant Environmental Planning Instruments (EPI)	Environmental Assessment; Appendix 13
Refer to **	Key assessment requirements - an assessment of the environmental impacts of the project with particular focus on the key assessment requirements	Environmental Assessment; Pages 1 - 51
	A description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project	Environmental Assessment; Part 1 Pages 5 -12 Part 3.5 - Statement of Heritage Impact Appendix 06, Appendix 07 Appendix 09, Appendix 10

Director General Requirements	Particulars	Located where in submission
	A draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures	Appendix 4 <excerpt from letter 02 04 08>
	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	Environmental Assessment; Executive Summary Part 1 Pages 5 -12
	A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is not false or misleading	Appendix 4 <excerpt from letter 02 04 08>
PART III ** Key issues.		
A. Relevant EPIs Guideline	Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including:	Environmental Assessment; Part 2: Pages 13 -15
	SEPP (Major Projects) Amendment No.7 2005 (Redfern-Waterloo), with particular regard to the objectives of the Business zone - mixed use;	Environmental Assessment; Part 1: Pages 8 - 11 Part 2: Pages 13 -15 Part 3: Pages 29 - 45
	SEPP 65 – Residential Flat Design Code (if applicable);	Environmental Assessment; Part 2: Pages 13 -15 Part 3: Pages 46 -51
	SEPP 55 – Remediation of Land;	Environmental Assessment; Appendix 12
	SEPP Building Sustainable Development Index: (BASIX);	Environmental Assessment; Appendix 08
	Standard Instrument (Local Environmental Plans) Order 2006; and	Environmental Assessment; Part 1/2: Pages 13 -16
	The Redfern-Waterloo Built Environment Plan (Stage One) August 2006.	Environmental Assessment; Part 2: Pages 13 -15 Part 3: Pages 16 - 28
	Any contributions plan in place prior to the determination of the application;	City of Sydney section 94 Contributions Plan; however there is no contribution required for commercial uses. Noting there is a reduction in the housing from 108 down to 62
	Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.	Environmental Assessment; Part 2: Pages 13 -15 Part 3: Pages 16 - 40 Appendix 4 <this reference table>

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B. Building design	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.	Environmental Assessment; Appendix 1: drawing number CA 01 + CA 02
	A high standard of architectural design, materials and detailing appropriate to the building type and location.	Environmental Assessment; Part 3. Pages 16 - 51 Appendix 1: drawing number CA 15
	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	Environmental Assessment; Part 3: Pages 16 -51 Part 3.6. Statement of Design Excellence Appendix 1: drawing number CA 01 + CA 02 Appendix 06 Appendix 10
	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.	Environmental Assessment; Part 2. Page 14. (Note that the RWA BEP does not permit terraces; the existing traditional architecture) Part 3. Pages 16 – 34, 45 Part 3.4. Statement of Heritage Impact Part 3.6. Statement of Design Excellence Appendix 10 Appendix 6
	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.	Environmental Assessment; Part 3: Pages 35 - 38 Part 3: Figures 21 – 26, Figure 30 Appendix 06 Appendix 09 Appendix 01: Drawing number CA 06 – CA 12
	Solar access – design measures to minimise overshadowing of the adjacent residential areas and public domain.	Environmental Assessment; Part 3: Figures 27 – 29 Appendix 1: drawing number CA16 – CA 18
	Minimisation of wind impacts.	Appendix 4 <excerpt from letter 02 04 08>
	Reflectivity – selection of materials to minimise glare reflectivity impacts.	Environmental Assessment; Appendix 1: drawing number CA 15
	Measures to be incorporated to ensure water conservation	Environmental Assessment; Appendix 7
C. Ecologically Sustainable Development	The environmental assessment shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases.	Environmental Assessment; Part 3: Pages 45, 49 Appendix 08

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D. 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 required.	Environmental Assessment; Part 1: Pages 5 - 12 Part 3: Pages 16 - 51 Appendix 11
E. 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.	The existing houses are in dangerously substandard condition with week to week leases, these issues are illustrated in the design and drawings in the Environmental Assessment Pages 1 – 51 Appendix 4 <excerpt from letter 02 04 08>
F. Safety/ Public Domain/ Pedestrians	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; <i>Crime prevention and assessment of development applications</i> 2001 and the NSW Police Safer by Design Evaluation of 3 May 2006;	Environmental Assessment; Part 1: Pages 5 – 12 Appendix 6 Appendix 4 <excerpt from letter 02 04 08> Note there is ongoing consultation with Redfern Police, and the Community
	Maximise surveillance and activity within the public domain	Environmental Assessment; Appendix 6 Appendix 1: Drawing number CA06 – CA12
	Maximise safety and security for occupants of the buildings;	Environmental Assessment: Appendix 6 Appendix 1: Drawing number CA06 – CA 12
	Ensure access for people with disabilities;	Environmental Assessment; Appendix 6 Appendix 1: Drawing number CA06 – CA 12 Note 60% of the houses are located on ground and 40 % above ground with access in accordance with AS 1428
	Minimise potential for vehicle and pedestrian conflicts; and	Environmental Assessment; Appendix 6 Appendix 9 Appendix 1: Drawing number CA06 – CA 12

Director General Requirements	Particulars	Located where in submission
	Demonstrate good urban design and quality landscaping of the public domain.	Environmental Assessment; Appendix 1 Drawing numbers; Master plan: CA03 Detailed Design: CA06 – CA12 Landscape Design: CA13 – CA14 Appendix 15: owners consent - City of Sydney Council
G. 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 <i>Assessing Heritage Significance</i> . 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 it 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	Environmental Assessment; Part 3.5: Pages 52(1) – 52(16) Appendix 5 Note the Heritage Office has no guidelines for areas or sites adjacent to conservation areas
H. Traffic Impacts (Construction and Operational)	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.	Environmental Assessment; Appendix 09 Note: RWA BEP states that if the Height and FSR are complied with the traffic impacts should be acceptable
	Detail measures to be implemented to mitigate any impacts identified;	Environmental Assessment; Appendix 09
	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	Environmental Assessment; Appendix 09
	Detail strategies for encouraging public transport patronage.	Environmental Assessment; Appendix 09 Note the top of site is located less than 50m from Redfern Railway Station. Various bus routes are also accessible from Regent St, Botany Rd, Redfern St and Cleveland Streets, all within approx. 500m radius of the site

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	Provide details of service and delivery vehicles movements.	Environmental Assessment; Appendix 09
	Provide details of bicycle facilities to be incorporated into the development.	Environmental Assessment; Appendix 09
	Detail adequate emergency vehicle access.	Environmental Assessment; Appendix 09
I. Rail Impacts	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> . 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	Environmental Assessment; Part 1: Pages 5 – 12 Part 3: Figure 14 Appendix 14 Note: Standard procedures apply to initiate the appropriate service searches to further liaison with relevant Railcorp departments, which will be sought post approval of the concept application. Also refer to Appendix 4 <excerpt from letter 02 04 08>
J. Construction Impacts	Address measures to ameliorate potential impacts arising from the construction of the proposed development	Appendix 4 <excerpt from letter 02 04 08> Standard procedures for approval of a construction management plan will be sought post approval of the concept
K. Potential Contamination Onsite	The environmental assessment is to demonstrate compliance with the requirements of SEPP 55.	Environmental Assessment; Appendix 12
L. Drainage and Flooding	The environmental assessment is to address drainage/flooding issues associated with the development.	Environmental Assessment; Appendix 07
M. Services/infrastructure and utilities	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	Environmental Assessment; Appendix 07 RWA BEP states that if the Height and FSR are complied with the infrastructure and service impacts should be acceptable. However it is anticipated that this is not the case. The requirements will be informed under the standard procedures that apply to initiate appropriate service searches and further liaison with relevant agencies, which will be sought post approval of the concept application. Also refer Appendix 4 <excerpt letter 020408>
N. Land Ownership and Tenure	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.	Environmental Assessment; Part 1. Pages 5 -12 Part 3. Pages 16 - 25 Figures 6 - 10 Appendix 1: drawing number CA 03 - CA 05 Appendix 09 Appendix 15

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PART IV Consultation	During preparation of 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:	
	Redfern Waterloo Authority	Yes Various private meetings conducted Planning Focus Meeting conducted at the Department of Planning
	Rail Corp	Yes Various private meetings conducted Planning Focus Meeting conducted at the Department of Planning
	NSW Roads and Traffic Authority	Yes Planning Focus Meeting conducted at the Department of Planning Environmental Assessment: Appendix 9
	NSW Heritage Council	NA
	NSW Police	Yes Various private meetings conducted Planning Focus Meeting conducted at the Department of Planning Environmental Assessment: Appendix 6
	City of Sydney Council	Yes Various private meetings conducted Planning Focus Meeting conducted at the Department of Planning Environmental Assessment: Appendix 15
	Department of Environment and Conservation (contamination)	Yes Environmental Assessment: Appendix 7
	Local Aboriginal and community groups. 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. The consultation process and the issues raised should be described in the Environmental Assessment.	Yes Various community meetings conducted Various consultation with Aboriginal and community groups conducted over the last 5 years Environmental Assessment: Appendix 6 Environmental Assessment: Appendix 15

NOTE the complete list of consultants for the Pemulwuy Project is located in Appendix 2 of the Environmental Assessment