



NSW GOVERNMENT
Department of Planning

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Our ref: MP07_0149

Mr Stephen White
Urbis
Level 21, 321 Kent Street
SYDNEY NSW 2000

Dear Mr White,

Director General's Requirements for Mixed use bulky goods retail (IKEA) and commercial development at Princes Highway, between Smith and Bellevue Streets (Former Tempe tip site) - (MP 07_0149)

Thank you for your request for Director-General's Environmental Assessment Requirements (DGRs) for the above project.

I have attached a copy of the Director General's requirements (DGR's) for Environmental Assessment of the above proposal, which have been prepared from the information provided within your application and in consultation with relevant Government agencies.

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.

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 and do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Andrew Smith by phone at (02) 9228 6369 or via e-mail at andrew.smith@planning.nsw.gov.au.

Yours sincerely

Jason Perica
Executive Director
Strategic Sites and Urban Renewal
(as delegate for the Director General)

18/9/08

Director-General's Requirements

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

Application number	MP 07_0149
Project	Concept Plan application for a bulky goods retail (IKEA) and commercial development.
Location	Princes Highway between Smith and Bellevue Streets (including the former Tempe tip site) – Tempe
Proponent	Urbis on behalf of Valad Property Group
Date issued	18/9/08
Expiry date	If the Environmental Assessment (EA) 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	<p>The EA must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> • SEPP 55, Draft SEPP 66, Infrastructure 2007; • Draft South Subregional Strategy; • Marrickville Local Environmental Plan 2001, Relevant Development Control Plans; • Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996; <i>(The proposal will be referred to the Sydney Airport Corporation for comment/approval in relation to the impact on the Obstacle Limitation Surface (OLS), that is, the prescribed airspace protection area for safe aircraft operation around Sydney Airport.)</i> <ul style="list-style-type: none"> • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Retail/Bulky Goods Economic Assessment /Appropriateness of the proposed uses <ul style="list-style-type: none"> • The EA shall address the economic/retail impact of the proposal upon existing and future development along Princes Highway, the surrounding retail centres within Marrickville LGA, having regard to the out-of-centre location, the hierarchy of centres in the Metropolitan Strategy and Draft Subregional Strategy. • The EA shall clearly identify and define each of the proposed uses and their compatibility / appropriateness at the proposed location considering the constraints of the site including obstacle height limitation and aircraft noise and land contamination; and with adjoining land in terms of both location and the types of uses. 3. Built Form The EA shall address the appropriateness of the height, bulk and scale of the proposed development within the context of the surrounding development and mitigate potential amenity impacts upon neighbouring properties. The EA shall provide the following documents: <ul style="list-style-type: none"> • Comparable height study to demonstrate how the proposed height relate to the height of the existing development surrounding the subject site and adjacent streetscape; • Demonstrate measures proposed to mitigate any visual impacts from large expanses of open lot car parking, including landscape treatments, and the removal/retention of existing trees and vegetation; and • View analysis to and from the site. 4. Transport and Accessibility / Car parking / Traffic Impacts (Construction and Operational) The EA shall address and/or provide the following: <ul style="list-style-type: none"> • A Traffic Management and Accessibility Plan (TMAP) prepared in accordance with the Draft Interim TMAP Guidelines, Draft Traffic Study prepared by Transport and Urban Planning and the RTA's Guide to Traffic Generating Developments to address the following:

- Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need for funding of upgrading or road improvement works. In this regard intersection modelling at 6 intersections to be provided as required by the RTA (refer to letter from the RTA which includes modelling the intersection of Talbot Street and Princes Highway as per the Marrickville Council letter dated 25 June 2008).
- Details of service vehicle movements, access, loading dock(s), car parking arrangements and measures to mitigate potential impacts for pedestrians and nearby residents during construction.
- Traffic and transport infrastructure measures to promote public transport usage (for both staff and visitors) and pedestrian and bicycle linkages.
- An assessment of car parking demand and comparative study of similar operational premises.

5. Ecologically Sustainable Development (ESD)

The development is required to incorporate ESD principles in the design, construction and ongoing operation phases.

6. Contributions

The EA shall address provision of public benefit, services and infrastructure having regard to the Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.

7. Contamination

The EA shall address and/or provide the following:

- A contaminated site assessment and a remediation strategy with respect to the proposed uses of the site; and
- A Site Audit Statement and the Site Audit Report issued by the site auditor accredited under the *Contaminated Land Management Act* to demonstrate that the site can be made suitable for the proposed uses.

8. Noise Assessment

The EA shall address the issue of noise from the airport and provide detail of how this will be managed and ameliorated through the design of the building, in compliance with relevant Australian Standards.

9. Heritage

The EA shall provide an Heritage Assessment of the site, and a Statement of Heritage Impact for the site, detailing and evaluating any impacts that the development would have on the heritage significance of the site, including both built and landscape heritage (if applicable).

10. Archaeological

The EA shall provide an Archaeological Assessment of Aboriginal and non-Indigenous archaeological resources, including an assessment of the significance and potential impact on the archaeological resources.

11. Drainage/Flooding

The EA shall provide an assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity. Consideration should also be given to the requirements of Marrickville Council's Stormwater and on-site detention code.

12. Utilities

In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities in particular the adequacy of the existing drainage system including staging of infrastructure works.

13. Construction Impacts/Site Access

The EA shall address measures to ameliorate potential impacts arising from the construction of the proposed development.

14. Staging

The EA must include details regarding the staging of the proposed development (where appropriate).

	<p>15. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p> <p>16. Statement of Commitments The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p>
Deemed refusal period	60 days

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"> 1. An executive summary; 2. A thorough site analysis including site plans, aerial 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.
<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"> 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 (sqm) 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, 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 proposed building envelopes and/or structures on the land in relation to the boundaries of the land and any development on adjoining land; • 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. 5. Other plans (to be required where relevant): <ul style="list-style-type: none"> • Landscape concept plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site. • Shadow diagrams showing solar access to the site and adjacent properties including open space areas (where appropriate) at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and Sep 21) at 9.00 am, 12.00 midday and 3.00 pm. • Staging Plan - illustrate how the development will be staged for implementation. 6. A massing model of the proposed development for the entire site (i.e. Concept Plan).
<p><u>Documents to be submitted</u></p>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy (TOA); • 12 hard copies of the EA (once the EA has been determined adequate); • 12 sets of architectural and landscape plans to scale, including 1 set at A3 size (to scale); and • 1 copy of the EA and plans on CD-ROM (PDF format), in accordance with the Department's Web Site protocol.