



NSW GOVERNMENT

Department of Planning

Director-General's RequirementsSection 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 08_0235
Project	Mixed use retail and residential development
Location	78-96 Arncliffe Street & 31-45 Princes Highway
Proponent	MacroPlan on behalf of NAHAS Constructions
Date issued	13/3/09
Expiry date	Two (2) years from the date of issue. 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	The Environmental Assessment (EA) must address the following key issues: 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, but not limited to: • Objects of the EP&A Act 1979 • NSW State Plan, Urban Transport Statement • Draft South Sub-regional Strategy • SEPP 53 Metropolitan Residential Development • SEPP 55 Remediation of Land • SEPP 65 Design Quality of Residential Flat Development • SEPP (Building Sustainability Index: BASIX) 2004 • SEPP (Infrastructure) 2007 • Draft SEPP 66 Integration of Land Use and Transport • Rockdale Local Environmental Plan 2000 • Relevant Rockdale Development Control Plans and policies, including, but not limited to, the Wollie Creek Streetscape Design Manual, and the Residential Amenity Improvements Scheme (RAIS) • 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> • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form The EA shall address the height, bulk, scale, views and overshadowing of the proposed development within the context of the locality and within the wider area, including any detrimental impacts to the adjoining potential development site to the south, and public open space to the south east. In particular regard, a detailed consideration of the height, bulk and scale, and site coverage of the podium envelope shall be undertaken and alternative design solutions shall be considered and assessed. The EA shall also address the overshadowing impacts on Cahill Park.

3. Urban Design

The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain.

The EA shall provide the following documents:

- Comparable height study to demonstrate how the proposed height relates to the height of the existing development surrounding the subject site; and
- View analysis to and from the site from key vantage points.

The EA shall consider the following:

- Options for building envelopes, massing and articulation;
- A consideration of the impacts on potential future development on the adjacent site to the south;
- The extent of buildings/site coverage proposed, the area of ground level open space proposed on site and the relationship to the adjacent public domain;
- The provision of above ground level/roof top carparking is to be reconsidered and alternatives shall be assessed in the EA;
- Development is to relate to the existing development on the north side of Broadie Sparks Drive including a similar setback at ground level; and
- The provision of active frontages to the Princes Highway, Broadie Sparks Drive and Arncliffe Street.

4. Environmental and Residential Amenity

The EA must address solar access, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity.

5. Transport & Accessibility Impacts (Construction and Operational)

The EA shall address the following matters:

- Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's *Guide to Traffic Generating Developments*, considering the following issues:
 - An investigation of alternative access points to the site other than from the Princess Highway (with reference to the proposed temporary service road);
 - Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections and the need for funding or upgrading or road improvement works (if required);
 - Access, loading dock(s) and service vehicle movements;
 - Car parking arrangements;
 - Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan;
 - Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
 - Identify measures to mitigate potential impacts for pedestrians and cyclists during and after the construction stage of the project (eg signposting);
 - Identify and resolve barriers to efficient and safe pedestrian and cycle access and identify all possible options for pedestrian and cycle connections through the subject site. Links to Wolli Creek and Arncliffe stations and the Princes Highway bus corridor from the subject site should also be specifically addressed with any necessary infrastructure upgrades identified;
 - Demonstrate that a minimalist approach to carparking provision is taken based on the accessibility of the site to public transport; and
 - Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access.

- Provide a Traffic Management and Accessibility Plan (TMAP) to properly ascertain the cumulative regional traffic impacts associated with the development; and
- Preparation of a Transport Access Guide as detailed in the *Producing and Using Transport Access Guides* by the Roads and Traffic Authority (RTA).

6. Ecologically Sustainable Development (ESD)

The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

Details of measures to minimise waste both during construction and during the operation of the development.

7. Contributions

The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contribution Plan for Wollie Creek, and considering that this proposal is in excess of the development anticipated for this site, provide details of any Voluntary Planning Agreement or other legally binding instrument proposed to facilitate this development.

8. Contamination

The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.

9. Consultation

Undertake an appropriate and justified level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007*.

10. Economic Impact Assessment

The EA shall address the economic impact of the proposal and include a detailed investigation into the impact upon the retail, commercial and residential industry within the locality and having regard to the hierarchy of centres in the relevant regional strategy.

11. Public Domain

The EA shall provide details on the interface between the proposed uses and public domain, and the relationship to and impact upon the existing public domain and address the provision of linkages with and between other public domain spaces, including Cahill Park.

The EA shall consider;

- An assessment and justification of the amount of public open space provided relative to the size of the site and the amount of retail/residential floorspace provided;
- Potential improvements to the existing public domain including local streets, footpaths and shared - zones and identify any proposed road closures, openings and re-alignments.
- Interface of proposed development and public domain;
- Relationship to and impact upon existing public domain;
- Provision of linkages with and between other public domain spaces including access rights, openness to the sky, legibility and "safer by design" (CPTED) issues;
- Provision of street lighting, underground power lines and CCTV; and
- Public art strategy.

12. Drainage

The EA shall address drainage/flooding issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures

The EA shall identify any potential hydraulic connection between the proposed development and groundwater sources and propose mitigation measures for any possible connection.

	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 13. Groundwater The EA shall address any impacts upon groundwater resources, and when impacts are identified, provide contingency measures to remediate, reduce or manage potential impacts. 14. 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. 15. Statement of Commitments The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project. 16. 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). The EA shall address the impact of the development on the heritage significance and setting of Tempe House. 17. 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.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

General	The Environmental Assessment (EA) must include: 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 complete and 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	The following plans, architectural drawings, diagrams and relevant documentation shall be submitted; 1. An existing site survey plan drawn at an appropriate scale illustrating: • 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: • 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: • 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;. 5. Other plans (to be required where relevant): 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, 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 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. 6. A massing model of the proposed development for the entire site (i.e. Concept Plan).
Documents to be submitted	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 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.