

Secretary's Environmental Assessment Requirements

Section 75W of the *Environmental Planning and Assessment Act*

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| Application Number | MP 09_0209 MOD 2 |
| Proposal Name | Modification to a Concept Plan for commercial development. |
| Location | 396 Lane Cove Road (32-46 Waterloo Road) and 1 Giffnock Avenue, Macquarie Park |
| Proponent | JBA Urban Planning Consultants on behalf of Frasers Property Australia and Winten Pty Limited |
| Date of Issue | 13 June 2017 |
| Expiry Date | If you do not lodge the Modification Request (MR) within 12 months of the date of issue you must consult further with the Department regarding its preparation. |
| Key Issues | <p>The MR 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"> The MR shall address compliance with all relevant planning provisions applying to the site, including those in Appendix A. 2. Comparison with approved Concept Plan <p>The MR shall:</p> <ul style="list-style-type: none"> demonstrate how the proposed modification can be assessed and determined within the scope of section 75W of the <i>Environmental Planning and Assessment Act 1979</i>, and address any environmental impacts beyond those already assessed under the original concept approval; provide a comparative assessment (qualitative and quantitative) of the proposed modification against the approved concept approval, and provide a rationale for the proposed amendments. 3. Built Form/Urban Design <ul style="list-style-type: none"> The MR shall provide an assessment of the bulk and scale of the proposed building envelope and how its design, massing and articulation responds to the surrounding context. The MR shall demonstrate how the proposal would maximise opportunities to activate street frontages, particularly along major pedestrian thoroughfares to the Macquarie Park Train Station. 4. Visual Analysis <ul style="list-style-type: none"> The modification request shall provide a detailed visual impact assessment of the proposal from key viewpoints and provide a comparative analysis of the visual impacts of the proposal compared with the original concept approval. 5. Public Domain <ul style="list-style-type: none"> The MR shall provide an assessment of any changes to the Public Domain and landscaping design as a result of the proposal. The MR shall address how the proposal interfaces with the surrounding public domain and maximises permeability and access to the Macquarie Park Train Station. 6. Environmental Amenity <ul style="list-style-type: none"> The MR shall address any additional amenity impacts including acoustic impacts, overshadowing and wind impacts on surrounding properties and the public domain. 7. Transport & Accessibility Impacts and Car Parking <ul style="list-style-type: none"> The MR shall justify any changes to on-site car parking having regard to local planning controls, RMS guidelines and the site's proximity to public transport. (Note: The Department supports reduced car parking rates in areas well- |

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| | <p>served by public transport).</p> <ul style="list-style-type: none"> Where changes to traffic generation, parking and pedestrian movements are proposed, the MR shall: <ul style="list-style-type: none"> provide a Transport & Accessibility Impact Study considering traffic generation (including daily and peak traffic movements), any required road / intersection / public domain upgrades, car parking arrangements, measures to promote public transport usage, pedestrian and bicycle linkages, access, loading dock(s) and service vehicle movements; provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling); demonstrate that a minimalist approach to car parking provisions is taken based on the accessibility of the site to public transport; and provide an assessment against the Ryde Development Control Plan 2014 (RDCP). <p>8. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> The MR shall detail how the modified development would incorporate ESD principles in the future design, construction and ongoing operation phases of the development to meet industry best practice. The MR shall include a description of the likely future measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy. <p>9. Contributions</p> <ul style="list-style-type: none"> The MR shall address any changes to public benefits, services and infrastructure having regard to Council's Section 94 Contribution Plan, including details of any new or amended Planning Agreement. <p>10. Rail Corridor</p> <ul style="list-style-type: none"> The MR shall address any potential structural impacts on the Epping to Chatswood rail corridor, in consultation with Transport for NSW and Sydney Trains. <p>11. Drainage/Stormwater/Groundwater Management</p> <ul style="list-style-type: none"> The MR shall address changes associated with the modified development, regarding flooding, stormwater, drainage infrastructure, on-site Stormwater Detention (OSD) and Water Sensitive Urban Design (WSUD) elements. <p>12. Statement of Commitments</p> <ul style="list-style-type: none"> The modification request shall include any new or modified Statements of Commitments detailing measures for environmental management, mitigation measures and monitoring for the development. |
| Consultation | <p>In preparing the MR for the development, you should consult with relevant local and State Government authorities, infrastructure and service providers, the surrounding community and neighbouring property owners.</p> <p>The MR must describe the consultation that was carried out, identify the issues raised during this consultation, and explain how these issues have been addressed in the EIS.</p> |

Plans and Documents to be submitted

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| General | <p>The Modification Request (MR) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A site analysis including site plans, aerial photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed modifications, compared to the approved concept plan; 4. An assessment of the key issues (specified above) and a table outlining how these key issues have been addressed; 5. A detailed assessment of the potential impacts of the proposal, particularly any additional impacts associated with the modification beyond those already assessed and approved; 6. A description outlining how the potential impacts associated with the modification would be mitigated and managed including any new or amended statement of commitments. 7. The plans and documents (outlined below) clearly showing the proposed changes compared to the approved project; 8. Details of any proposed changes to the Future Environmental Assessment Requirements; 9. A conclusion justifying the modified project taking into consideration the environmental impacts of the proposal, the suitability of the site and whether the project is in the public interest. 10. A report from a qualified quantity surveyor providing a detailed calculation of the revised capital investment value (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, and certification that the information provided is accurate at the date of preparation. |
| Plans and Documents | <p>The following architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. Architectural drawings at an appropriate scale and 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; • plans, sections and elevations of the proposed building envelopes; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of the land by excavation, filing or otherwise; and • indicative section drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the Rail Corridor. 2. 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 9:00am, 12:00 midday and 3:00pm. 3. Visual and View Analysis – Visual aids such as photomontage must be used to demonstrate visual impacts of the proposed building envelopes having regard to the siting, bulk and scale relationships from key areas; 4. Landscape/Public Domain Concept Plan – illustrating location, area and treatment of private and public open space areas on the site, pedestrian access, and tree protection measures both on and off the site. 5. A digital massing model of the proposed development for the entire site, including the identification of progressive staging of buildings and land uses. 6. Stormwater/Drainage/Groundwater Management Concept Plan – illustrating the concept for stormwater/drainage/groundwater management; 7. Geotechnical Report – prepared by a recognised professional which assesses the impact of the development on the rail infrastructure adjacent to and below the site. |

APPENDIX A

Relevant EPI's and Policies to be addressed:

- NSW State Plan;
- NSW Premier's and State Priorities;
- A Plan for Growing Sydney;
- Greater Sydney Commission's Draft North District Plan;
- Metropolitan Transport Plan 2010
- Ryde LEP 2014, Ryde DCP 2014 "Macquarie Park Station Precinct" and other relevant Development Control Plans;
- SEPP 55 – Remediation of Land;
- SEPP (infrastructure) 2007;
- NSW Long Term Transport Master Plan 2012;
- Sydney's Bus Future 2013;
- Sydney's Cycling Future 2013; and
- Sydney's Walking Future 2013
- The Ryde Bicycle Strategy and Masterplan 2007;
- The Pedestrian Structure Plan and guidelines in the Macquarie Park Pedestrian Movement Study (Space Syntax 2009)