



NSW GOVERNMENT

Department of Planning

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

Application number	MP 08_0245
Project	Refurbishment and expansion of existing aged care facility
Location	Victoria Street, Ashfield
Proponent	BBC Consulting Planners on behalf of Aevum Limited
Date issued	31/3/09
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 Environmental Assessment (EA) must address the following key issues:</p> <p>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:</p> <ul style="list-style-type: none">• Objects of the EP&A Act;• NSW State Plan, Urban Transport Statement;• Draft Inner West Sub-regional Strategy;• SEPP 53 Metropolitan Residential Development;• SEPP 65 Design Quality of Residential Flat Development;• SEPP (Housing for Seniors or People with a Disability) 2004;• SEPP (Building Sustainability Index: BASIX) 2004;• SEPP 55 Remediation of Land;• Draft SEPP 66 Integration of Land Use and Transport;• Ashfield Local Environmental Plan 1985, Development Control Plan 2007; and• Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. <p>2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality.</p> <p>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.</p> <p>The EA shall provide an urban design study to demonstrate how the proposed height, bulk, scale and setbacks relate to existing development, Conservation Areas and Heritage Items surrounding the subject site, and consider view corridors to Heritage Items/Conservation Areas.</p> <p>Particular consideration shall be given to 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.</p> <p>4. Environmental and Residential Amenity The EA must address solar access, acoustic privacy, visual privacy and view loss and achieve a high level of environmental and residential amenity.</p>

5. Public Domain and Safety

The EA shall provide an assessment against CPTED principles and the interface of the proposed development and the public domain.

6. 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 traffic generation (daily and peak traffic movements), any required road / intersection upgrades, access, loading dock(s), car parking arrangements (including compliance with the relevant Australian Standards), measures to promote public transport usage and pedestrian and bicycle linkages;
- Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling);
- Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project;
- Demonstrate that a minimalist approach to carparking provision is taken based on the accessibility of the site to public transport;
- Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages/bicycle parking in addition to addressing the potential for implementing a location specific sustainable travel plan; and
- Service vehicle movements.
- Provide a Construction Management Plan.

7. Environment and 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.

The EA shall address the issue of noise from noise generating activities such as, but not limited to, air conditioning units and provide detail of how this will be managed and ameliorated through the design of the building, in compliance with relevant Australian Standards.

The EA shall address the following matters:

- Potential impacts on air quality as a result of any increase in traffic and congestion arising from the development on surrounding developments;
- Potential water quality and flow impacts of the development on local waterways;
- Advise how the development will address actions in the NSW State Plan E3 (for cleaner air and progress on greenhouse gas reductions) and E4 (for better outcomes for native vegetation, biodiversity, land, rivers and coastal waterways; and
- Mitigation and management options that will be used to prevent, control, abate or minimise identified environmental impacts associated with the development and to reduce risks to human health and prevent the degradation of the environment. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

8. Contributions

The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contribution Plan and/or any Planning Agreement, or other legally binding instrument which would be required for a development of this size.

9. Consultation

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

	<p>10. 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.</p> <p>11. 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> <p>12. Heritage The EA shall include the following documents:</p> <ul style="list-style-type: none"> • A Heritage Management Strategy that identifies the heritage values of the precinct, and identifies areas of development potential that would minimise adverse heritage impacts. Consideration is to be given to the demolition of the villas east of the mansion 'Glentworth', transferring the building bulk to other parts of the site, and the restoration of the garden areas east of Glentworth for the enjoyment of residents and their guests. • A Heritage Impact Statement for the staged development and each Project Application is to be prepared in accordance with the Heritage Branch publication, 'Statements of Heritage Impact'. The heritage impacts on the Cardinal Freeman site and adjacent heritage items are to be considered. <p>13. Staging The EA shall provide a detailed staging plan demonstrating how housing and services will continue to be provided during the redevelopment, and identifying relocation strategies for residents and alternative housing that will be available, if required, and how existing operations will be affected by construction works.</p> <p>14. Housing Affordability and Choice The EA shall provide details on the impact of the proposal on low to medium income elderly people, whether the proposal is likely to result in more expensive aged housing on site than existing and whether there will be a reduction in affordable aged housing in the Ashfield LGA as a result of the proposal.</p> <p>The EA shall also provide an assessment of housing choice; the existing and proposed mix of 1, 2 and 3 or more bedroom units, and the impact the proposal will have on the level of choice in housing stock on site.</p> <p>15. Resident Facilities The EA is to provide details of any resident facilities, which would provide the opportunity for residents to socialise with other residents and visitors.</p> <p>16. Fauna Survey The EA is to include a survey of the site in accordance with the requirements prepared by the Department of Environment and Climate Change (DECC) to determine whether any representatives of the endangered population of the long-nosed Bandicoot (<i>Perameles nasuta</i>) are present.</p>
Deemed refusal period	60 days

Plans and Documents to accompany the Application

General	<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.
Plans and Documents	<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 (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: <ul style="list-style-type: none"> • 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: <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; • 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;

	<ul style="list-style-type: none"> 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. <p>5. Additional Plans</p> <ul style="list-style-type: none"> Stormwater Concept Plan - illustrating the concept for stormwater management; 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. Staging plan – demonstrating how housing will continue to be provided during the redevelopment, and identifying relocation strategies for residents and alternative housing that will be available, if required. <p>6. Other plans and documents (to be required where relevant):</p> <ul style="list-style-type: none"> 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; <p>7. A massing model of the proposed development for the entire site (i.e. Concept Plan).</p>
Documents to be submitted	<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 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.