

Director-General's Requirements

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

Application number	06_0018
Project	Concept Plan for a mixed use commercial, retail and residential development with associated public domain and landscaping at Civic Place, Parramatta
Location	Civic Place, Parramatta
Proponent	Grocon Pty Ltd
Date issued	22/12/2008
Expiry date	1 year from date of issue
General requirements	The Environmental Assessment must include: • an executive summary; • a description of the site, including cadastre and title details; • a Concept Plan detailing the proposed layout of the buildings; proposed buildings and land uses; ancillary services and infrastructure; the size and scale of the main components of the development; FSR and height of the buildings; any proposal for the staged implementation of the project; and details of the expected employment generated by the project. • a Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project.
Key issues	The Environmental Assessment must address the following key issues: Relevant EPIs and Guidelines to be addressed Assess the proposal against all relevant legislation and planning provisions applying to the site, including: • Sydney Regional Environmental Plan – Sydney Harbour Catchment; • Sydney Regional Environmental Plan No. 28 – Parramatta; • Sydney Regional Environmental Plan 18 – Transport Corridor Reservation; • Draft State Environmental Planning Policy No. 66 – Integration of Land Use and Transport; • State Environmental Planning Policy No. 11 – Traffic Generating Development; • State Environmental Planning Policy No. 55 – Remediation of Land; • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development; • State Environmental Planning Policy (Building Sustainability Index: Basix) 2005; • Parramatta Civic Place Master Plan; • Parramatta City Centre Development Control Plan and Public Domain Strategy; • Parramatta City Centre Vision; • Draft Parramatta City Centre Local Environmental Plan; • Draft Parramatta City Centre Development Control Plan; • Draft Parramatta City Centre Civic Improvement Plan; • NSW Heritage Act 1977; The Environmental Assessment must identify the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and provide adequate justification for any non-compliance. Property Acquisition/Consolidation The Environmental Assessment must provide evidence that all outstanding legal proceedings have been finalised and that all Court requirements/conditions have been addressed/met. Built Form, Urban Design and Landscaping Assessment must include, but not be limited to, consideration of the following matters: • The impacts of the proposed developments on privacy, views and overshadowing of the adjoining sites.

	• The impact of the proposed development on any heritage item (on-site, adjoining and adjacent the site). • Consistency with the character of development in the locality and relative to adjacent buildings including density, street frontage, scale, height, and built form. • Analysis of views & vistas and impact of the proposal on these views. • Landscaped setting, private/public domain. Public domain/ pedestrians The Environmental Assessment is to demonstrate how the proposed building layouts, design and treatment of the public domain and open spaces will, in the context of the proposed uses: • maximise safety and security within the public domain around the precinct; • maximise surveillance and activity within the public domain; • ensure access for people with disabilities; and • minimise potential for vehicle and pedestrian conflicts; • integrate Civic Place with the public transport interchange; • mitigate wind impacts (will require a Wind Impact Study including wind tunnel testing). The Environmental Assessment must also include a Concept Plan design for public domain associated with the proposed uses which demonstrates good urban design and high quality landscaping. Heritage and Archaeological Impacts The assessment is to provide the following in relation to the heritage impacts associated with the project: • A Heritage Impact Statement which identifies potential heritage impacts of the project on the site, context and potential existing archaeological relics having regard to the Heritage Office guideline <i>Assessing Heritage Significance</i>. The statement is to recommend actions to mitigate any impacts. Traffic and Parking issues The Environmental Assessment must present a traffic impact study for parking and access to the site and the surrounding site which must be prepared in accordance with the RTA's relevant policies and guidelines. The assessment should include the following issues: • consideration of the traffic impacts on the existing intersections and the capacity of road network to safely and efficiently cater for the additional vehicular traffic generated; • traffic analysis for all relevant intersections, including current traffic counts and 10 year traffic growth projection, 95th percentile back of queue lengths, delays and level of service on all legs, and use of SIDRA or similar traffic model; • assessment of proposed access arrangements to the site; • assessment of pedestrian, cyclist and public transport issues; • in conjunction with the traffic study, a master plan / staging plan will be prepared indicating the expecting development on the site over time. The traffic study should assess all scenarios that may occur when developing the site and identify the 'triggers' required for road network infrastructure upgrades. 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>. Ecologically Sustainable Development The Environmental Assessment shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for public services and infrastructure.
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	Social and Economic Context Address the social and economic context of the development in terms of infrastructure requirements, access, community services and facilities; and staging and monitoring of infrastructure works. Statement of Commitments The Environmental Assessment must include: (i). Proposed mitigation and management of any impacts identified in the above assessment; and (ii). A draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the projects. The draft Statement of Commitments should include consideration of: • built form and design of the proposed buildings; • access arrangements, traffic management and parking, particularly during major events; • existing infrastructure on the site and measures to protect or relocate any such infrastructure, particularly the electricity cable; • stormwater management; • any contributions towards infrastructure costs; and • identification of the ongoing responsibility for ownership and maintenance of any public domain works.
Consultation	During the preparation of the Environmental Assessment, you should undertake an appropriate and justified level of consultation with relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners. In particular you must consult with; • NSW Heritage Office; • Parramatta City Council (PCC); • NSW Roads and Traffic Authority (RTA); • Sydney Water; • RailCorp; • Transport Infrastructure Development Corporation (TIDIC); • State Transit Authority (STA); • relevant community organisation contact (s). The consultation process and the issues raised should be described in the Environmental Assessment
Deemed refusal period	Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period is 60 days from the end of the proponent's Environment Assessment period for the project.

Plans and Documents to accompany the Application

Plans and Documents of the development	The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application: 1. The existing site survey plan is to be drawn to 1:500 scale (or other appropriate scale) and show: • the location of the land, the measurements of the boundaries of the land, the size of the land 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. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, natural features such as watercourses, rock outcrops, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways etc.) 3. A locality/context plan drawn to 1:500 scale (or other appropriate scale) should be
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	submitted indicating: - significant local features such as parks, community facilities and open space, water courses and heritage items; - the location and uses of existing buildings, shopping and employment areas; - traffic and road patterns, pedestrian routes and public transport nodes - The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation. 4. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1. 5. The Architectural Concept drawings are to be drawn to scale and illustrate the following general features: - location of any existing building envelopes or structures that will be staying on the land including existing building footprints adjacent to the site; - location of existing buildings to be demolished; - a site plan of proposed buildings envelopes and proposed land uses; - building envelope elevations/sections; - proposed densities and the height of the proposed building envelopes in relation to the land; - separation between proposed building envelopes including upper level setbacks; - vehicular access points and basement carparking; - public/private domain; - pedestrian access to, through and within the site; - indicative photomontages/perspectives represent a possible building solution that will satisfy the proposed building envelope controls; and - design principles for future project applications. 6. The shadow diagrams for developments comprising two or more storeys are to show 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. 7. The Other plans including (where relevant): Stormwater Concept Plan - illustrating the concept for stormwater management from the site; View analysis - artists impression, photomontages, etc of the proposed development in the context of the surrounding development; Landscape Concept Plan – plan or drawing that shows the indicative landscape design. 8. Evidence that the consent from land owners of properties constituting the development site have been obtained.
Documents to be submitted	12 hard copies of the Environmental Assessment; 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 (see below). - If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.
Electronic Documents	Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:- - Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files. - File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files. - Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order. - Graphic images will need to be provided as [.gif] files. - Photographic images should be provided as [.jpg] files.

	• Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. • Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order. Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.
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