

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

Application number	MP 09_0029
Project	Construction of 140-150 new dwellings, associated commercial floorspace and community facilities
Location	63-77 West Parade, West Ryde
Proponent	Housing NSW
Date issued	4/5/09
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 North 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;• Draft SEPP 66 Integration of Land Use and Transport;• Ryde Planning Scheme Ordinance 1979, relevant Development Control Plans; 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 Urban Design/Public Domain The EA shall address the height, bulk and scale of the proposed development within the context of the locality. In particular, detailed envelope/height and contextual studies should be undertaken to ensure the proposal integrates with the local environment.</p> <p>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, including an assessment against the CPTED Principles.</p> <p>A key desired outcome is a high quality public domain in West Parade and the EA should present strategies for the successful integration of public and private open space.</p> <p>The EA shall provide the following documents:</p> <ul style="list-style-type: none">• Comparable height study to demonstrate how the proposed height relates to the height of the existing/approved developments surrounding the subject site and in the locality;• View analysis to and from the site from key vantage points; and• Options for building envelopes, massing and articulation, with particular consideration given to the integration of the public domain along West Parade.

3. Staging

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

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 Study prepared in accordance with the RTA's *Guide to Traffic Generating Developments*, considering traffic generation (including daily and peak traffic movements), any required road / intersection upgrades, access, loading dock(s), car parking arrangements, 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), including an assessment of existing and proposed pedestrian and cycle movements within the vicinity of the subject site, and possible linkage to the "Rail Trail Shared Use Path Cycle/Pedestrian Route" which runs along the rail corridor;
- Demonstrate that a minimalist approach to carparking provision is taken based on the accessibility of the site to public transport;
- Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
- Demonstrate consistency with the accessibility and traffic/transport principles which are currently being developed as part of the West Ryde Masterplan Principles report (by Council);
- Details of service vehicle movements;
- Consideration into a one way internal road system; and

The EA should consider and investigate the opportunities for providing a pedestrian bridge across the rail corridor to link to the West Ryde Centre and improve pedestrian flows.

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.

In particular, the EA must consider Council's minimum energy performance, water use and stormwater quality standards of the CoR DCP 2008. In addition, a minimum rating of 4.0 stars equivalent to the industry accepted Green Star Multi Residential Pilot Tool of the Green Building Council is encouraged for the category of development.

7. 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.

8. Consultation

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

9. 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, including measures to control impacts on channel bed and bank erosion and measures to improve the quality of stormwater runoff to achieve best practice standards.

	<p>10. Groundwater The EA is to identify groundwater issues and potential degradation to the groundwater source and shall address any impacts upon groundwater resources, and when impacts are identified, provide contingency measures to remediate, reduce or manage potential impacts.</p> <p>The EA shall also address whether a licence is required under Part 5 of the Water Act 1912.</p> <p>11. Noise and Vibration Assessment The EA shall address the issue of noise and vibration impact from the railway corridor and provide detail of how this will be managed and ameliorated through the design of the building, in compliance with relevant Australian Standards and the Department's <i>Interim Guidelines for Development near Rail Corridors and Busy Roads</i>.</p> <p>12. 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

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, 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 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 rail boundaries and rail infrastructure; • 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; • location of existing trees; • location and height of adjacent buildings and private open space, and • 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; and • 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

	<p>Discrimination Act;</p> <ul style="list-style-type: none"> • 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; and • any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. Stormwater Concept Plan - illustrating the concept for stormwater management.</p> <p>6. Landscape plan – including the use of native species appropriate to the site, illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site.</p> <p>7. 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.</p> <p>8. 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> <p>9. 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. <p>Should the development involve any excavation greater than 2m, RailCorp will require the following:</p> <ul style="list-style-type: none"> • The Geotechnical Report must address RailCorp's brief; • Construction methodology with details pertaining to structural support during excavation; • Track monitoring requirements during excavation and construction phases; • Cross sectional drawings showing ground surface, rock tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to rail corridor; • Rail safety plan including instrumentation and monitoring regime to be submitted for review. <p>10. 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), each file not exceeding 5Mb in size.