



NSW GOVERNMENT
Department of Planning

Contact: Mark Brown
Phone: 02 9228 6385
Fax: 02 9228 6488
Email: mark.brown@planning.nsw.gov.au
Our ref: MP 09_0054
File: S09/00374-1

Ms Jennifer Cooper
Associate Director
Urbis Pty Ltd
GPO Box 5278
SYDNEY NSW 2001

COPY

Dear Ms Cooper

Director-General's Requirements for the 'Bakehouse Quarter', George Street and Railway Lane, North Strathfield (MP 09_0054)

Thank you for your request for Director-General's Environmental Assessment Requirements (DGRs) for the above project. The DGRs were prepared from the information provided within your application and in consultation with relevant Government agencies, including Council (attached).

Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGRs. If the Department considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

In this regard, it is noted that the Director-General previously raised concerns with the total FSR and height of the development. Detailed consideration of this issue will need to be addressed within the Environmental Assessment.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies providing their key issues for the proposal. Please note that these responses have been provided to you for information and should be considered in your Environmental Assessment, however they do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Mark Brown on 9228 6385 or via e-mail at mark.brown@planning.nsw.gov.au.

Yours sincerely

2.9.09

Chris Wilson
**Executive Director
Major Projects Assessment
(As delegate for the Director-General)**

Director-General's Requirements

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

Application number	MP 09_0054
Project	Project application for the construction of a mixed use development.
Location	'Bakehouse Quarter', George Street and Railway Lane, North Strathfield.
Proponent	Urbis Pty Ltd on behalf of Pelorus Property Group.
Date issued	7.9.2009
Expiry date	If the environmental assessment 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> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> • Objects of the EP&A Act; • SEPP (Building Sustainability Index: BASIX) 2004; • SEPP (Infrastructure) 2007; • SEPP (Temporary Structures and Places of Public Entertainment) 2007; • SEPP 64 – Advertising and Signage; • Transport Corridor Outdoor Advertising and Signage Guidelines; • Sydney Metropolitan Strategy; • Draft Inner West Subregional Strategy; and • Nature and extent of any non-compliance with Canada Bay Council Local Environment Plan 2008 (including any amendments) and justification for any non-compliance. 2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality and how the proposal is integrated with the masterplan approved at the site. In particular, detailed building envelope / height and contextual studies should be undertaken to ensure the proposal integrates with the local environment. The EA shall also provide the following documents: <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; • View analysis to and from the site from key vantage points; and • Options for the siting and layout of building envelopes 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. 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 and Accessibility (Construction and Operational) The EA shall provide a Traffic and Accessibility Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection

	<p>upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages, an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling), addressing the importance of bus access and circulation in meeting travel needs in the area, likely associated costs of additional infrastructure or services where not proposed as part of the project, and also identify measures to mitigate potential impacts on public / private transport, pedestrians and cyclists during the construction stage of the project.</p> <p>The EA must also demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines (Note: The Department supports reduced car parking rates in areas well-served by public transport).</p> <p>The EA shall also review how the development integrates into the existing and future transport system including the proposed West Metro line.</p> <p>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 demonstrating 'Green Star' energy efficiency ratings must be detailed in the EA.</p> <p>7. Contributions The EA shall address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>8. Contamination The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55 - Remediation of Lands.</p> <p>10. Economic Impact Assessment The EA shall address the economic impact / viability of the proposal and include an investigation into the impact upon the retail, commercial and residential uses within the locality, having regard to the hierarchy of centres as outlined in the Draft Inner West Subregional Strategy.</p> <p>11. 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>12. Noise and Vibration Assessment The EA shall address the issue of noise and vibration impacts from the railway corridor and the M4 Motorway and Parramatta Road 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>Development near Rail Corridors and Busy Roads - Interim Guidelines</i>.</p> <p>13. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>, including consultation with the Transport Infrastructure Development Corporation.</p>
Deemed refusal period	60 days

Plans and Documents to accompany the Application

<p><u>General</u></p>	<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.
<p><u>Plans and Documents</u></p>	<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; • 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. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> • 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.
<u>Documents to be submitted</u>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 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 • 12 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.