



Planning

Contact: Pilar Aberasturi
Phone: 02 9228 6430
Fax: 02 9228 6488
Email: pilar.aberasturi@planning.nsw.gov.au

Mr Brian Boyd
Managing Director
Payce Management Ltd
8 Bayswater Drive
HOMEBUSH BAY NSW 2127

Our ref: MP 09_0160
File: S09/01626-1

Dear Mr Boyd,

Director-General's Requirements for a Concept Plan for a multi unit residential development, 23 Bennelong Parkway, Homebush Bay (MP 09_0160)

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

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 Director-General 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.

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 copies of submissions received from agencies addressing their key issues. Any agency responses provided to you will be for information only and will not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Ms Pilar Aberasturi on 02 9228 6430 or via e-mail at pilar.aberasturi@planning.nsw.gov.au.

Yours sincerely

26.10.09

Chris Wilson
Executive Director
Major DA Assessments
(as delegate for the Director-General)

Director-General's Requirements

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

Application number	MP 09_0160
Project	Concept Plan Application for a residential development with associated basement car parking..
Location	'Bay Park', 23 Bennelong Parkway, Homebush Bay
Proponent	City Plan Services on behalf of Payce Management Ltd
Date issued	
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 (Core)	<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">• SEPP (Building Sustainability Index: BASIX) 2004;• SEPP 65 – Design Quality of Residential Flat Development,• Residential Flat Design Code (Planning NSW, 2002) for all buildings within development;• Draft West Central Subregional Strategy;• SEPP Infrastructure 2007; and• Nature and extent of any non-compliance with Auburn Council's environmental planning instruments (including SREP No. 24 – the Homebush Area, the Sydney Harbour Foreshores and Waterways DCP, the Homebush Bay West DCP, Draft Auburn LEP 2009 (if applicable), Homebush Bay West Public Domain Manual 2005), 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. The EA shall also provide a comparable height study to demonstrate how the proposed height relates to the height of the existing/approved developments surrounding the subject site and the Homebush Bay West DCP height controls for the site. (Council height limits are to be indicated on all elevations and sections).</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>Basement car parking heights are to be compatible with other existing buildings within Homebush Bay West.</p> <p>4. Environmental and Residential Amenity The EA must address solar access (including shadow diagrams resulting from the proposed development both internal and external to the site, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity (including high level of environmental amenity for private and communal open space on the site).</p>

	<p>5. Car parking The EA must 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>6. Transport and Accessibility (Construction and Operational) The EA shall provide a traffic management study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s) including service vehicle movements, 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 accessibility of public transport, walking and cycling), and also identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project.</p> <p>7. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles / initiatives in the design, construction and ongoing operation phases of the development.</p> <p>8. Contributions The EA shall address Council's Section 94 Contribution Plan and / or details of any Voluntary Planning Agreement.</p> <p>9. Flooding/ Drainage /Groundwater The EA shall address flooding, drainage and groundwater issues associated with the development/site, including: impacts of climate change, stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p>10. Utilities In consultation with relevant agencies, the EA shall address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</p> <p>11. Staging The EA must include details regarding the staging of the proposed development (if proposed).</p> <p>12. Contamination / Acid Sulphate Soils The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55. The EA shall also provide an acid sulphate soils management plan (if required).</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>.</p>
Deemed refusal period	60 days

Plans and Documents to accompany the Application

<u>General</u>	<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.
<u>Plans and Documents</u>	<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;

	<ul style="list-style-type: none"> • any changes that will be made to the level of the land by excavation, filling or otherwise; • Natural ground levels / proposed ground levels and Council's height limit is to be superimposed by a broken line on all elevations and sections. <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 recognized 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.
<p><u>Documents to be submitted</u></p>	<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.

Dear Pilar,

As previously discussed you gave an extension until 16 October 2009 for Auburn City Council to provide comments for MP09_0160 for a residential development at 23 Bennelong Parkway, Homebush Bay.

Council has reviewed the documents provided, comprising:

- Draft Director General's Requirements;
- Preliminary Environmental Assessment dated August 2009 prepared by City Plan Services;
- Concept Application Submission plans dated 6 August 2009 prepared by Turner + Associates.

Auburn City Council requests that the following are included in the Director General's Requirements:

- SREP (Sydney Harbour Catchment) 2005 and the associated Sydney Harbour Foreshores and Waterways Area Development Control Plan;
- SEPP Infrastructure 2007;
- Draft Auburn Local Environmental Plan 2009 (anticipated to be on public exhibition by the end of October 2009);
- Homebush Bay West Public Domain Manual 2005;
- Shadow diagrams resulting from the proposed development both internal to the site and external to the site. Solar access plans demonstrating the extent of solar access within the proposed units.

Auburn City Council raises the following issues in relation to the proposal:

- The height in storeys does not comply with the Homebush Bay West DCP
- Compliance with the Precinct F maximum FSR of the Homebush Bay West DCP to be demonstrated. The details would include a breakdown of existing buildings and buildings approved but not yet built including Messina, Catania, Siena and St Tropez;
- Compliance with public open space minimum requirements for precinct F in accordance with the Homebush Bay West DCP to be demonstrated;
- It is of concern to Council that the largest building proposed (Building B) contains no 3 bedroom units which is not in accordance with the Residential Flat Design Code requirements for apartment mix.
- Basement car park heights should not exceed that of other existing buildings within Homebush Bay West.

If you have any questions regarding the above please contact Anna Brennan-Horley in Council's Planning & Environment Department on 9735 1337.

Regards

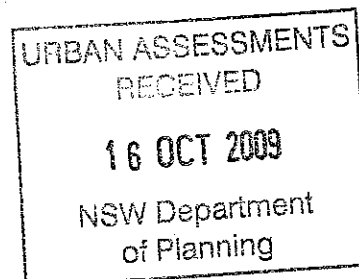
JOHN BURGESS
GENERAL MANAGER

PER **Anna Brennan-Horley**
Team Leader - Development Assessment
Planning & Environment
Auburn Council
t: (02) 9735 1337
f: (02) 9643 1120
e: anna.brennan-horley@auburn.nsw.gov.au

Your Reference: MP 09_0160
Our Reference: RDC 09M1491-1
Contact: Aleks Tancevski
Telephone: 8849 2313



The Director
Urban Assessments
Department of Planning
GPO Box 39
Sydney NSW 2001



Attention: Pilar Aberasturi

CONSTRUCTION OF RESIDENTIAL DEVELOPMENT AT 23 BENNELONG PARKWAY, HOMEBUSH BAY – CONCEPT PLAN AND STATE SIGNIFICANT SITE LISTING – DIRECTOR GENERAL’S REQUIREMENTS.

Dear Sir/Madam

I refer to your letter of 29 September 2009 (Ref: MP 09_0160) requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General’s Environmental Assessment (EA) requirements.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. The Metropolitan Strategy has designated Olympic Park as a Specialised Centre and a major focal point for regional transport connections and jobs growth. It is important that the development of the Residential development takes into consideration, and contributes to the achievement of, transport objectives contained in this and other high-level NSW Government strategies.

These strategies include the NSW State Plan, and draft West Central Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new urban development with existing and improved transport services; and improving the efficiency of the road network.

By addressing both the supply of transport services and measures to manage demand for car use, the EA report should demonstrate how users of the Residential development, will be able to make travel choices that support the achievement of relevant State Plan targets.

Roads and Traffic Authority

2. The daily and peak traffic movements likely to be generated by the proposed development. A traffic analysis should be undertaken to assess the impact the proposed development will have on nearby intersections. The analysis should be consistent with and take into consideration the Sydney Regional Environmental Plan No.24 - Homebush Bay Area, the Homebush Bay West Development Control Plan and due to the subject site's close proximity to Sydney Olympic Park, the Sydney Olympic Park Masterplan 2030, to identify any required upgrading or road improvement works and associated funding.
3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
4. Proposed number of car parking spaces and compliance with the appropriate parking codes.
5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
6. The RTA requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
7. To ensure that the above requirements are fully addressed, the RTA requests that a Traffic Management and Accessibility Plan (TMAP) be undertaken for the Residential Development site to properly ascertain the cumulative regional traffic impacts associated with the development. The TMAP process provides an opportunity to identify a package of traffic and transport infrastructure measures required to support future development. Regional and local intersection and road improvements, vehicular access options for adjoining sites, public transport needs, the timing and cost of infrastructure works and the identification of funding responsibilities associated with the development should be identified.
8. The RTA will require in due course the provision of a Traffic Management Plan for all demolition / construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

Further enquiries on this matter can be directed to the nominated Assistant Land Use Planner, Aleks Tancevski on phone 8849 2313 or facsimile (02) 8849 2918.

Yours sincerely



Dianne Rees
A/Senior Land Use Planner
Transport Planning, Sydney Region

13 October 2008

→ AN
B/10

Your reference : 09_0160
Our reference : DOC09/47849
Contact : Liz Peterson 9995 6841

URBAN ASSESSMENTS
RECEIVED

12 OCT 2009

NSW Department
of Planning

Mr Michael Woodland
Director Urban Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Mr Woodland

REQUEST FOR KEY ISSUES AND ASSESSMENT REQUIREMENTS – CONCEPT PLAN APPLICATION FOR THE CONSTRUCTION OF RESIDENTIAL DEVELOPMENT, 23 BENNELONG PARKWAY, HOMEBUSH BAY

I refer to your request for key issues and assessment requirements for the Major Project Application, MP09_0160, for the construction of a residential development at 23 Bennelong Parkway, Homebush Bay.

The Department of Environment, Climate Change and Water (DECCW) has considered the concept plan application and has no further interest in being involved in the process. *

Please note that all future Part 3A projects should be referred to Ms Lou Ewins, Manager, Planning and Aboriginal Heritage Section, Metropolitan Branch. Should you have any queries regarding this matter please contact Liz Peterson on (02) 9995 6841.

Yours sincerely



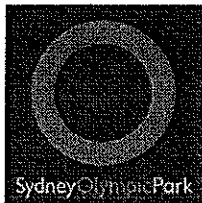
9/10/09

Fran Kelly
**A/Manager, Planning and Aboriginal Heritage Section
Metropolitan Branch
Environment Protection Regulation Group**

The Department of Environment and Climate Change NSW is now known as the Department of Environment, Climate Change and Water NSW

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Department of Environment and Climate Change NSW



Sydney Olympic Park Authority, 7 Figtree Drive, Sydney Olympic Park NSW 2127

Michael Woodland
Director, Urban Assessments
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2000

Dear Michael,

Re: DGRs for 'Bay Park', 23 Bennelong Parkway, Wentworth Point (MP 09_0160)

I refer to your request for SOPA to provide key issues and assessment requirements to be included in the Director General's Requirements (DGRs) for the above Major Project Application.

The following comments and recommendations are made for consideration and inclusion in the DGRs:

General Comments

- The subject site is located approximately 200 metres from the Newington Nature Reserve (a gazetted nature reserve under the *National Parks and Wildlife Services Act*) and within close proximity of a Conservation Area under *SEPP Major Development Sydney Olympic Park*. It is recommended that the proposed development assess potential ecological impacts and that a 7-part test be undertaken if required.
- The subject site is within close proximity to a Major Event precinct (SOP), and as such it is recommended that issues such as traffic and noise be also considered from a Major Event perspective and reference be made to the *Sydney Olympic Park Major Event Impact Assessment Guidelines*.

Built Form

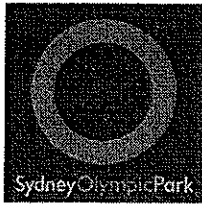
- GFA, circulation/entries, streets and finished external levels, in particular how the ground levels will integrate with private and public open space, should be included in this Key Issue.

Urban Design

- This Key Issue should also include: axis, vistas and connectivity; open space and edges; primary elements; and gateways.

ESD

- Include a reference to the proposed development's green star rating, with a minimum 4.5 stars being considered appropriate.



Sydney Olympic Park Authority, 7 Figtree Drive, Sydney Olympic Park NSW 2127

Utilities

- The proposal should have regard to the site's close proximity to essential infrastructure services, including the AM radio towers. This Key Issue should be amended to include a detailed infrastructure services assessment demonstrating that existing infrastructure will not be unduly affected and essential infrastructure requiring upgrading.

If you wish to discuss the above matters further, please contact Sumathi Navaratnam, Manager Planning on 9714 7383 or email sumathi.navaratnam@sopa.nsw.gov.au

Yours sincerely,

Original signed 22.10.09

Andrew Brown
Executive Manager
Urban Planning & Design
PH 9714 7137
email andrew.brown@sopa.nsw.gov.au

Date: