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10/01190

Department Generated Correspondence (Y)

Mr Robert Sargis
Project Manager
Hudson Square Pty Limited
Suite 14, 128 Cleveland Street
CHIPPENDALE NSW 2008

Dear Mr Sargis

**Extension of Director General's Requirements for the Proposed Mixed Use
Development at 157-163 Cleveland Street, Chippendale (MP 07_0180)**

The Department has received your request to extend the time period of the Director General's Environmental Assessment Requirements (DGR's) which are due to expire on 13 February 2010 for the proposed Major Project for the development of a Mixed Use Development at 157-163 Cleveland Street, Chippendale (MP 07_0180).

Please be advised that an extension has been granted by the Department and I attach a copy of the updated DGR's for environmental assessment of the project. The revised expiry date for the DGR's is 24 May 2010.

Under section 75F(3) of the Environmental Planning and Assessment Act, the Director General may alter or supplement these requirements if necessary.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director General considers that the Environmental Assessment does not adequately address the DGR's, 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.

If you have any enquiries about these requirements, please contact Megan Fu on 9228 6531 or via e-mail at megan.fu@planning.nsw.gov.au.

Yours sincerely

 14/1/10

Cameron Sargent
A/ Director, Government Land and Social Projects

Director-General's Requirements

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

Application #	07_0180
Project	Project application for construction of 2 x 5-Storey Buildings for a mixed-use retail, commercial and residential development.
Location	Lot 50 DP 826153; Lot 11 DP 531788 and Lot 1 DP 449699. 157-161 Cleveland Street and 136-144 Abercrombie Street, Chippendale.
Proponent	JBA Urban Planning Consultants on behalf of Hudson Square Pty Ltd.
Expiry date	24 May 2010
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 <ul style="list-style-type: none"> Address planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> SEPP (Major Development) 2005 Schedule 3 – The Redfern–Waterloo Authority Sites; SEPP (Infrastructure) 2007; SEPP Building Sustainable Development Index: (BASIX); SEPP 55 – Remediation of Land; SEPP 65 – Residential Flat Design Code; Draft SEPP 66 – Integration of Land Use and Transport; Standard Instrument (Local Environmental Plans) Order 2006; Redfern-Waterloo Built Environment Plan (Stage One) August 2006; and Redfern – Waterloo Authority Contribution Plan 2006 and the Redfern – Waterloo Authority Affordable Housing Contributions Plan 2006. Address nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justify any non-compliance. Note: For Part 3A Project Applications, there is no ability to permit non-compliance with the development standards set out in Clause 21 of Schedule 3, Part 5 – The Redfern-Waterloo Authority Sites of <i>State Environmental Planning Policy (Major Projects)</i> 2005 (MP SEPP). Therefore, the proposal must be amended to comply with these standards. 2. Built Form and Urban Design <ul style="list-style-type: none"> The proposal must be capable of exhibiting design excellence in accordance with the provisions contained in Schedule 3, Part 5, Clause 22 of the MP SEPP; The massing and articulation of the building should reduce the bulk and scale and ensure activation to the Cleveland, Abercrombie and Hudson Street frontages; The building should ensure an appropriate urban design reference between the site and the existing traditional architecture of Abercrombie and Hudson Streets; Locate plant equipment to minimise visual and acoustic impacts; and Demonstrate how the proposed building and public domain will be consistent with 'Safer by Design' principles. Specific regard should be given to the Department of Planning's Guideline: <i>Crime Prevention and Assessment of Development Applications</i> 2001. 3. Environmental and Residential Amenity <ul style="list-style-type: none"> Address solar access, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity. Demonstrate that road traffic noise from Cleveland Street will be mitigated by durable materials and maintained so that there are no unacceptable impacts from noise; and

- Provide detailed explanation of the proposed building uses including description, hours of operation, number of staff, and number of visitors to each component of the facility.

4. Traffic and Parking Impacts (Construction and Operational)

Provide a Traffic Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, which assesses the traffic and transport impacts of the project. The study should consider:

- Existing daily and peak traffic movements for all vehicles, and the potential increase in the level and type of traffic associated with the development.
- Cumulative traffic impacts of proposed development on surrounding major roads and intersections (in particular the intersections of Hart/Cleveland Streets and Abercrombie/Cleveland Streets);
- The need for upgrading or improvement works.
- An assessment of the potential increase in toxicity levels of loads transported on arterial and local roads and consequently, the preparation of an Incident Management Strategy for accidents, if relevant;
- Details of vehicle entry access points to the development, including facilities for heavy vehicle loading/unloading. Vehicle access into the site should be minimised, and clearly defined building entries must be provided with a clear delineation between vehicular and pedestrian entry points, for both commercial/retail and residential entry points;
- Detailed measures to be implemented to mitigate any safety impacts associated with the development, such as identification of pedestrian movements and appropriate treatments;
- Details of service and emergency vehicle access areas;
- Strategies for encouraging public transport patronage;
- Consideration for pedestrian and bicycle facilities; and
- Demonstrate the adequate provision of on site car parking for the proposal, having regard to RTA guidelines and indicate the amount of car parking spaces to be allocated to the residential and the commercial/retail uses.

5. Heritage

- Provide an Archaeological Assessment prepared in accordance with the NSW Heritage Office Archaeological Assessment Guidelines.
- Provide a Heritage Impact Statement prepared in accordance with the NSW Heritage Office publication "*Statements of Heritage Impact*", including:
 - Potential heritage impacts of the project on the site, buildings and existing archaeological items, including a detailed heritage assessment of the existing warehouse, having regard to the Heritage Office guideline "*Assessing Heritage Significance*" (2001); and
 - If any impact is anticipated on any archaeological relics, it is recommended that an archaeological research design for the proposed excavation, prepared in accordance with the results of the Archaeological Assessment, should either be included in the Heritage Impact Statement or submitted as a separate document as part of the Environmental Assessment.
- The design and form of the proposal needs to respond, and assess any impacts on, the character of the adjacent Darlington Heritage Conservation area (under *South Sydney Local Environmental Plan 1998*); and
- Address Aboriginal Heritage in accordance with *Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005*.

6. Landscaping

Provide a Landscape Plan with details of treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site.

7. Public Domain

Address public domain improvements, pedestrian linkages and street activation.

8. Social and Economic Impact Assessment

Address the social and economic impact of the proposal, including:

- Details of the potential local employment generation of the project;
- Identify employment, cultural, social and residential opportunities that will be provided to support the development of a sustainable community. The application must address long term social sustainability issues such as housing mix, community safety, local community impacts and minimisation of crime and anti-social behaviour; and
- Details of the impact of the proposed commercial and retail component on the existing surrounding commercial and retail centres, having regard to the hierarchy of centres in the relevant regional strategy and any sub-regional strategy.

9. Ecologically Sustainable Development (ESD)

Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

10. Drainage and Flooding

Address drainage/flooding issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.

11. Utilities

- In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works; and
- Include written approval / agreement from Sydney Water for the relocation of the sewer main.

12. Staging

Include details regarding the staging of the proposed development (if proposed).

13. Contamination

Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.

14. Land Ownership and Tenure

Written evidence of the consent of all landowners within the Project Application area must be provided for all properties where work is proposed.

15. Consultation

In accordance with the Department's *Major Project Community Consultation Guidelines, October 2007*, during the preparation of the Environmental Assessment, you should undertake an appropriate and justified level of consultation with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners.

The consultation process and the issues raised should be described in the Environmental Assessment.

Deemed refusal period	60 days
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Attachment 1: 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 Design Statement prepared by a registered Architect; 9. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the MP SEPP; and 10. 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; • The location and height of existing structures on the site; • The 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;
	<ul style="list-style-type: none"> • The location and uses of existing buildings, shopping and employment areas; • Traffic and road patterns, pedestrian routes and public transport nodes; and • 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. <ol style="list-style-type: none"> 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

	<p>land;</p> <ul style="list-style-type: none"> • 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, to top of building and top of plant; • 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. An external materials and finishes board providing details of the external building materials and colours proposed.</p> <p>6. A BASIX Certificate for the residential component of the development.</p> <p>7. Other plans:</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • View Analysis - Visual aids including 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; • Shadow diagrams showing solar access to the site and adjacent properties at winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm; and • 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. Include the landscaping treatment along the southern edge of the building to ensure that appropriate landscaping transition to the existing open space is undertaken.
Documents to be submitted	<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 • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.