

**Director General's Environmental Assessment Requirements**

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

<b>Application number</b>	MP 09_0216 MP 09_0219
<b>Project</b>	<b>Concept Plan</b> application for a residential development and associated infrastructure. <b>Stage 1 Project Application</b> for the demolition of existing buildings and construction of a residential development.
<b>Location</b>	Former Meadowbank Employment Area; Bowden, Belmore, Church and Waterview Streets; Nancarrow and Rothesay Avenues; Constitution Road and Hamilton Crescent West; Meadowbank and Ryde
<b>Proponent</b>	Robertson + Marks Architects on behalf of Holdmark Property Group
<b>Date issued</b>	<b>20 MAY 2010</b>
<b>Expiry date</b>	If the Environmental Assessment (EA) is not exhibited within 2 years after the date of issue, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
<b>Key issues</b>	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> <li><b>1. Relevant EPI's Policies and Guidelines to be Addressed</b> Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in <b>Appendix A</b>.</li> <li><b>2. Built Form Urban Design/Public Domain</b> <ul style="list-style-type: none"> <li>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 addresses the surrounding environment and the desired future character for the locality.</li> <li>The EA shall address the design quality with specific consideration of the scale, massing, setbacks, building articulation, landscaping, safety by design and public domain, including an assessment against the CPTED Principles.</li> <li>The EA shall provide the following: <ul style="list-style-type: none"> <li>Comparable height study to demonstrate how the proposed height relates to the height of the existing/approved developments surrounding the subject site, within the subject site and in the locality;</li> <li>Visual and view analysis to and from the site from key vantage points, including from the water and from the opposite side of the Parramatta River. This analysis should also include a consideration of views from existing and approved buildings within the Meadowbank Employment Area and surrounding areas; and,</li> <li>Options for siting, scale, massing and orientation of building envelopes; and,</li> <li>Options for the provision of/and enhancement of public open space, and, location of roads, footpaths and vegetative reserves,</li> </ul> </li> <li>The EA shall demonstrate how the <b>Stage 1 Project Application</b> development will integrate with the overall Concept Plan proposal.</li> <li>The EA shall provide a summary of community benefits, eg. the provision of public open space, provision of pedestrian and cycle links, rejuvenation of the foreshore area/riparian area, and infrastructure upgrades.</li> </ul> </li> </ol>

### 3. Isolated Sites

- The proposal should seek to amalgamate with the adjacent properties within the Meadowbank Employment Area not included in this application so that there is a more appropriate and reasonable relationship with future developments in the locality. The EA shall include details outlining negotiations with the owners of the affected properties. In the event that amalgamation is not possible, the EA shall address development potential of the isolated sites, and identify how future staging of these isolated sites can be integrated into the overall Meadowbank Employment Area.

### 4. Staging

- The EA must include details regarding the staging of the proposed development including the provision and timing of all required infrastructure works, including community facilities, open space and flood mitigation works. The EA shall identify the infrastructure work required to ensure that the **Stage 1 Project Application** development is fully serviced and that the infrastructure works serving the **Stage 1 Project Application** will be integrated with those for the Concept Plan area.
- The EA shall address the provision of private and public open space areas for the Concept Plan and **Stage 1 Project Application**, and demonstrate that an appropriate area of private and public open space will be provided to serve the **Stage 1 Project Application**.
- The EA shall include staging details for remediation of contaminated land (if staged) and ensure that all required remediation works for each development site (and adjoining sites) are completed prior to the occupation of each building.
- The EA shall address architectural design for each future stage. The proposal should demonstrate design excellence, and may include consideration of engaging more than one architectural firm for a specific/key stage(s).

### 5. Land Use

- The EA shall address the relevant regional and local strategies in relation to the desired future mix of landuses, and provide a justification for the solely residential floorspace being proposed.

### 6. Transport & Accessibility Impacts (Construction and Operational)

- The EA shall address the following matters:
  - Provide a Transport & Accessibility Study prepared with reference to the *Metropolitan Transport Plan – Connecting the City of Cities*, the updated *State Plan*, *NSW Planning Guidelines for Walking and Cycling*, the *Integrated Land Use and Transport* policy package the RTA's *Guide to Traffic Generating Developments*, and the *Meadowbank Employment Area – Masterplan Transport Assessment July 2007*, considering traffic generation (including daily and peak traffic movements), an estimate of the trips generated by the proposed development, any required road / intersection upgrades, access, loading dock(s) & service vehicle movements, car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages;
  - The Transport & Accessibility Study should model the key intersections listed in the RTA's letter dated 22 April 2010;
  - Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling); the potential for implementing a location-specific sustainable travel plan, the provision of facilities to increase the non-car mode share for travel to and from the site, including an assessment of existing and proposed pedestrian and cycle movements through, and within the vicinity of the subject site, taking into account Council's *Ryde Bicycle Strategy and Masterplan 2007*;
  - 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;
- Aim to enhance east-west and north-south access through the site, including improvements to pedestrian access from/through the site to Meadowbank Rail Station to the west and Church Street bus services to the east,
- 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); and,
- Preparation of a Traffic Management and Accessibility Plan (TMAP).

#### **7. Environmental and Residential Amenity**

- The EA must address solar access, acoustic privacy, visual privacy, and view loss and demonstrate that the Concept Plan development and **Stage 1 Project Application** achieve a high level of environmental and residential amenity. The Concept Plan overall, and the **Stage 1 Project Application** will need to address SEPP 65 and the Residential Flat Design Code (RFDC).

#### **8. Public Domain**

- The EA shall provide details on the interface between the proposed uses and public domain, and the relationship to and impact upon the existing public domain.
- The EA shall address the following;
  - Potential improvements to the existing public domain including provision of foreshore access, local streets, footpaths and shared - zones and identify any proposed road closures, openings and re-alignments;
  - Interface of proposed development and public domain;
  - An assessment of the quality and quantity of public open space in context with forecasts of demographic mix/population of the overall Meadowbank Employment Area;
  - Relationship to and impact upon existing public domain; and,
  - Provision of a strategy to activate and enhance the presentation and amenity of the site and the existing/proposed public domain including consideration of a public art plan.

#### **9. 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.
- The EA must demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.

#### **10. Contributions**

- The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contribution Plan, and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate this development.
- Existing social and community infrastructure should be identified and consideration be given to the need to enhance existing infrastructure and provide new infrastructure to meet the likely future demands rising from the redevelopment of the subject land and the Meadowbank Employment Area generally.

#### **11. Consultation**

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



## **12. Drainage, Stormwater Management and Flooding**

- The EA shall include a Stormwater Inundation Impact Assessment/Flood Study addressing: drainage/groundwater/flooding issues associated with the development/site, including infrastructure upgrades, stormwater, overland flows, management strategies/mitigation measures for development in flood affected areas; proximity to the Parramatta River foreshore; drainage infrastructure; and incorporation of Water Sensitive Urban Design measures, including an assessment of the potential effects of climate change, sea level rise and an increase in rainfall intensity.
- The EA shall include an Integrated Water Management Plan including any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.

## **13. Riparian Land and Threatened Species**

- The EA is to provide details of the protection and rehabilitation of riparian land along the Parramatta River, including consideration of wider riparian setbacks in key locations to enhance the local foreshore connectivity value, and public access.
- The EA shall address impacts on the Wetland Protection Area including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment, in accordance with DECCW *Threatened Species Assessment Guidelines 2007*.
- The Commonwealth Department of Environment, Water, Heritage and the Arts should be consulted to ascertain whether the proposed development triggers the need for an assessment and approval under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

## **14. Groundwater Management**

- 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.
- If the proposal is likely to intercept groundwater, the need for a water licence under Part 5 of the Water Act 1912 should be addressed in the EA.
- The EA shall address the impact of the proposal on Groundwater Dependant Ecosystems.
- The **Stage 1 Project Application** shall provide details of any basement levels and associated tanking. The EA shall consider how basement voids will be isolated from the surrounding environment.

## **15. 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 for Stage 1 and the remaining stages in the Concept Plan.

## **16. Noise Assessment**

- The EA should address the issue of noise impacts and provide details of how these will be managed and ameliorated through the design of the buildings, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.
- The EA shall address noise impacts during the construction phase of the development and address how these will be managed and mitigated in accordance with the *"Interim Construction Noise Guideline"* (DECCW, 2009).

	<p><b>17. Contamination and Geotechnical Issues</b></p> <ul style="list-style-type: none"> <li>The EA is to demonstrate that the site is suitable for the proposed uses in accordance with SEPP 55, and identify how future remediation will be managed to accommodate staging and occupation of residential buildings. This assessment should also include an analysis of any risks/hazards associated with urban salinity/acid sulphate soils.</li> </ul> <p><b>18. Statement of Commitments</b></p> <ul style="list-style-type: none"> <li>The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</li> </ul>
<b>Deemed refusal period</b>	60 days

## **Appendix A**

### **Relevant EPI's and Policies to be addressed:**

- NSW State Plan;
- Metropolitan Transport Plan 2010;
- Draft Inner North Subregional Strategy;
- Ryde Planning Scheme Ordinance 1979, Draft Ryde LEP 2009, Draft Meadowbank DCP 2007, City of Ryde Development Control Plan 2006, Meadowbank Employment Area Masterplan and other relevant Development Control Plans;
- SREP (Sydney Harbour Catchment) 2005;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP 55 - Remediation of Land;
- SEPP 65 - Design Quality of Residential Flat Development and the Residential Flat Design Code (RFDC);
- SEPP (Infrastructure) 2007;
- SEPP 32 – Urban Consolidation; and,
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

## Appendix B

### Plans and Documents to accompany the Application

<b>General</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment;</li> <li>3. A thorough description of the proposed development;</li> <li>4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;</li> <li>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;</li> <li>6. The plans and documents outlined below;</li> <li>7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;</li> <li>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</li> <li>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.</li> </ol>
<b>Plans and Documents</b>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> <li>1. <b>An existing site survey plan</b> drawn at an appropriate scale illustrating; <ul style="list-style-type: none"> <li>• the location of the land, boundary measurements, area (sq.m) and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site;</li> <li>• location of existing trees;</li> <li>• location and height of adjacent buildings and private open space; and</li> <li>• all levels to be to Australian Height Datum.</li> </ul> </li> <li>2. <b>A Site Analysis Plan</b> 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).</li> <li>3. <b>A locality/context plan</b> drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, riparian land, community facilities and open space and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas;</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> <li>4. <b>Architectural drawings</b> at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• 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;</li> <li>• detailed floor plans, sections and elevations of the proposed buildings;</li> <li>• elevation plans providing details of external building materials and colours proposed;</li> <li>• fenestrations, balconies and other features;</li> <li>• accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;</li> </ul> </li> </ol>

	<ul style="list-style-type: none"> <li>the height (AHD) of the proposed development in relation to the land;</li> <li>the level of the lowest floor, the level of any unbuilt area and the level of the ground; and</li> <li>any changes that will be made to the level of the land by excavation, filling or otherwise.</li> </ul> <p>5. <b>Shadow diagrams</b> 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 9.00am, 12.00 midday and 3.00pm.</p> <p>6. <b>Visual and View Analysis</b> - 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>7. <b>Landscape plan</b> - illustrating location, area and treatment of private and public open space areas on the site, screen planting along common boundaries, tree protection measures both on and off the site, public domain improvements and rehabilitation details of riparian land.</p> <p>8. <b>A physical massing model</b> of the proposed development for the entire site (i.e. Concept Plan).</p> <p>9. <b>Sample board and written details of proposed materials</b>, finishes and colours for the <b>Stage 1 Project</b>.</p> <p>10. <b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management, including details of the proposed stormwater easement.</p> <p>11. <b>Erosion and Sediment Control Plan</b> – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site.</p> <p>12. <b>Arborist Report</b> identifying existing trees on the site, their condition and recommendations for retention/protection/removal.</p> <p>13. <b>Geotechnical Report</b> – 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> <p>14. <b>Groundwater Assessment</b> – identifying groundwater issues and potential degradation to the groundwater source that may be encountered during excavation. The assessment should identify contingency measures to manage any potential impacts. Note: Where a Desktop Assessment identifies a potential impact, the proponent may be required to undertake a <b>detailed investigation</b>.</p> <p>15. <b>Stormwater Inundation Impact Assessment/Flood Study</b> – prepared by a suitably qualified engineer.</p>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>1 copy of the EA, plans and documentation for the <b>Test of Adequacy (TOA)</b>;</li> <li><b>Once the EA has been determined adequate</b> and all outstanding issues adequately addressed, 8 copies of the EA for exhibition;</li> <li>8 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>8 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size.</li> </ul>



	<p><b><u>NOTE:</u></b></p> <p>All files must be titled and saved in such a way that it is clearly recognisable without the file being opened. If multiple PDF's make up one document/report each must be titled in sequential order.</p>
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