



Planning

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Our ref: MP 10_0076

Daniel Maurici
Development Manager
Henroth Investments PTY LTD
801/ 46-56 Kippax Street
Surry Hills NSW 2010

Dear Mr Maurici,

**CONSTRUCTION OF A MIXED USE DEVELOPMENT (CONCEPT PLAN)
FORMER KIRRAWEE BRICK PIT, 566 – 594 PRINCES HIGHWAY, KIRRAWEE
MP 10_0076**

Thankyou 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.

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 find attached copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the Environmental Assessment.

Should you have any questions regarding any of the above, please contact Scott Schimanski on the contact details above.

Yours sincerely



24/8/2010

Michael Woodland
Director
Metropolitan Projects
As delegate for the Director-General

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

Application number	MP 10_0076
Project	Concept Plan for a mixed use development
Location	566-594 Princes Highway, Kirrawee
Proponent	Henroth Investments Pty Ltd
Date issued	24 AUGUST 2010
Expiry date	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.
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"> Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in Appendix A. 2. Ecological Impacts <p>The EA shall address:</p> <ul style="list-style-type: none"> Impact of the development on existing flora and fauna and their habitats, including identified threatened species, having regard to the Threatened Species Assessment Guidelines; A Habitat Management Plan for the Grey-headed Flying Fox providing for the retention and replacement of drinking and roosting habitat, including measures to maintain drinking pond surface area and water quality A Vegetation Management Plan providing for the retention, on going care and improvement of the existing stand of remnant Sydney Turpentine Ironbark Forest. The VMP should follow the best practice guidelines for the Sydney Turpentine Ironbark Forest (STIF) Endangered Ecological Community (EEC). Assess the impact of the proposal on any remnant areas of STIF and how these could be avoided. For unavoidable losses of STIF Endangered Ecological Community (EEC) detail how these will be offset in accordance with the <u>Principles for the Use of Biodiversity Offsets in NSW</u>. Assessment of the significance of impact on the Sydney Turpentine Ironbark as a Critically Endangered Ecological Community, and Grey-headed Flying Fox as a Vulnerable Species, as a matter of National Environmental Significance as per the Environmental Protection and Biodiversity Conservation Act (1999). 3. Land Use <ul style="list-style-type: none"> The EA shall address the economic impact of the proposal and include a detailed investigation into the impact of the proposed retail floor space upon the hierarchy of centres as outlined within the relevant subregional strategy. The EA shall address how the proposal will relate to Kirrawee village centre and the adjacent employment land to the north. 4. Built Form and Urban Design <ul style="list-style-type: none"> The EA must demonstrate the proposal will achieve a high standard of

urban design/design excellence.

- The EA shall address the height, bulk, scale and visual impact of the proposed development within the context of the locality, and the desired future character contemplated by local planning controls.
- Detailed envelope/height and contextual studies should be undertaken to ensure the proposal integrates with and is appropriate for the surrounding environment. Particular attention shall also be given to the siting and layout of the proposed building envelopes.
- Analysis of how the proposed built form, siting, level and arrangement of retail and commercial space will integrate with future retail and commercial development within Zone 7 Mixed Use-Kirrawee, particularly along Flora Street and the Princes Highway;
- The EA shall also provide the following:
 - Comparable height study to demonstrate how the proposed height relates to the height of the existing/approved developments surrounding the subject site;
 - Options for the siting and layout of the building envelopes; and
 - View analysis to and from the site from key vantage points.

5. Public Domain/ Open Space and Accessibility

- The EA must provide details on the type, function and landscape character of the proposed areas of public/private open space.
- 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 and address the provision of linkages with and between other public domain spaces. Particular consideration of the Kirrawee town centre should be documented.
- The EA shall demonstrate how the compensatory water body will be maintained during the development stages (temporary compensatory water body) and how the level and quality of water in the temporary water body will be maintained throughout the stages of development.

6. Environmental and Residential Amenity

- The EA must address solar access, acoustic and visual privacy, view loss, overshadowing and microclimate issues such as wind that may be generated around tall buildings and identify mitigation measures necessary to achieve a high level of environmental and residential amenity.
- The EA must address the design principles of SEPP 65 and the Residential Flat Design Code.

7. Transport and Accessibility (Construction and Operational)

- The EA shall address the following matters:
 - Provide a Traffic and Accessibility Impact 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), 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); and
 - 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).

- Provide an investigation into the provision of suitable pedestrian facilities between the Commuter Parking area and the Kirrawee Railway Station. The EA shall also identify the ownership and continued maintenance responsibility for the proposed Commuter Car Park.

8. Noise and Vibration Assessment

- The EA should address the issue of noise and vibration impact from the Princes Highway and nearby rail line 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 *Interim Guidelines for Development near Rail Corridors and Busy Roads*.

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 for residential, commercial and open space components of the development.

10. Drainage and Stormwater Management

- The EA shall address drainage/groundwater/flooding issues associated with the development/site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.
- An urban design integrating 'best practice' stormwater management principles to minimise the generation of stormwater from the development and maximise opportunities for reuse on-site;
- Measures to ensure that water quality in the ornamental lake/compensatory pond is continuously maintained to a standard suitable for wildlife known to drink from the existing water body and to a standard compatible with public safety and amenity.
- Measures to ensure that stormwater flows from the site including any discharges from the ornamental lake/compensatory pond are controlled and appropriately treated to ensure that there will be no short-term or long-term detrimental impacts to the receiving waters or environment;
- A methodology to dewater the brick pit in preparation for construction of the development that specifically addresses the following issues:
 - Measures to protect against possible environmental impacts associated with dewatering the brick pit;
 - Opportunities to reuse the water for beneficial purposes in preference to disposal;
 - Analysis of water quality and risk to the receiving environment;
 - Impact of dewatering the brick pit on wildlife habitat;
 - Affect of withdrawing the water from the brick pit on the groundwater resource; and
 - Stability of the empty impoundment and potential for bank failure, particularly the influence on Flora Street.

11. Contamination, Human Health Risk Assessment and Geotechnical Issues

	<ul style="list-style-type: none"> Contamination and geotechnical issues associated with the proposal should be identified and addressed in accordance with SEPP55. <p>12. Staging</p> <ul style="list-style-type: none"> The EA must include details regarding the staging of the proposed development. <p>13. Utilities</p> <ul style="list-style-type: none"> In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works. <p>14. Contributions</p> <ul style="list-style-type: none"> The EA shall address Section 94 Contributions Plan / State Infrastructure contributions and / or details of any Voluntary Planning Agreement. <p>15. Heritage</p> <ul style="list-style-type: none"> The EA shall include a Heritage Impact Statement which outlines the significance of heritage items on the site and how they will be preserved on site and protected during construction works. <p>16. Consultation</p> <ul style="list-style-type: none"> The EA shall demonstrate that an appropriate level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i> is to be undertaken and a comprehensive Community Consultation Strategy shall be provided. <p>17. Statement of Commitments</p> <ul style="list-style-type: none"> The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.
Deemed refusal period	60 days

Appendix A

Relevant EPI's and Policies to be addressed:

- NSW State Plan 2010;
- Draft South Subregional Strategy;
- Metropolitan Transport Plan 2010;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP 55 - Remediation of Land;
- SEPP 65 - Design Quality of Residential Flat Development (SEPP 65) and the Residential Flat Design Code (RFDC);
- SEPP (Infrastructure) 2007;
- Acid Sulphate Soil Assessment Guidelines (Acid Sulphate Soil Management Advisory Committee 1998) and,
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.
- State Environmental Planning Policy No. 19 – Bushland in Urban Areas;
- NSW Roads and Traffic Authority Guide to Traffic Generating Developments
- SCATES Traffic Analysis Programme

Appendix B

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 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 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 and height 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). Adjoining land uses and activities, sources of nuisances and heritage features of the surrounding locality and landscape shall also be shown. 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

	<p>nodes.</p> <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 land; • indicative floor plans, sections and elevations of the proposed buildings; • indicative elevation plans indicating external building materials and colours proposed; • 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; and • any changes that will be made to the level of the land by excavation, filling or otherwise. 5. Visual and View Analysis demonstrated through visual aids, such as a photomontage, to demonstrate visual impacts of the proposed building envelopes. In particular the view analysis must consider siting, bulk and scale relationships from key areas. 6. A Physical Model of the proposed development for the entire site and surrounding developments in Precinct C. 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 9am, 12 midday and 3pm. 8. Landscape plan illustrating indicative treatment of open space areas on the site. 9. Stormwater Drainage Concept Plan - illustrating the concept for stormwater management and designed in accordance with the Council's Stormwater guidelines. 10. Site Contamination Assessment / Human Health Risk Assessment/ documentation that demonstrate that the land is or can be made suitable for the intended purpose within the project delivery timeframe. 11. Geotechnical Report – prepared by a recognised professional who 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. 12. Groundwater Assessment – 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.
Documents to be	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy (TOA); • Once the EA has been determined adequate and all outstanding

submitted	<p>issues adequately addressed, 5 copies of the EA for exhibition;</p> <ul style="list-style-type: none">• 5 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and• 5 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. <p><u>NOTE:</u> 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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