

Director-General's Requirements

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

Application number	MP10_0068
Project	<p>Concept Plan Application for a mixed use development (retail and commercial) incorporating an additional level of retail uses over the existing shopping centre, a 20 storey commercial tower above a retail podium, an additional 1,100 car parking spaces and public domain and street activation works.</p> <p>Project Application for Stage 1 works involving construction an additional retail level of 36,000m², 1,100 above ground car parking spaces and public domain improvements.</p>
Location	Westfield Shopping Centre, Church Street and Argyle Street, Parramatta
Proponent	Westfield
Date issued	25/10/10
Expiry date	If the Environmental Assessment (EA) 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 EPIs and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in Appendix A. 2. Built Form / Urban Design <ul style="list-style-type: none"> The EA shall address the height, bulk and scale of the development within context, with specific regard to the proposed commercial tower and shall provide detailed building envelope / height and contextual studies. The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation, landscaping, safety by design (CPTED) and public domain. The EA shall also provide the following: <ul style="list-style-type: none"> Activated street frontages along Church Street and Argyle Street; View analysis to and from the site from key vantage points; Options for the siting and layout of the building envelope, and Address the design excellence provisions in the PCC LEP 2007. 3. Environmental and Amenity Impacts The EA must address acoustic and visual privacy, view loss and overshadowing and achieve a high level of environmental amenity with particular regard to residential properties to the south. 4. Traffic and Transport Impacts (Construction and Operational) <ul style="list-style-type: none"> Prepare a traffic impact study in accordance with the RTA's Guide to Traffic Generating Developments considering traffic generation any required road / intersection upgrades, access, loading dock(s) and car parking arrangements. Prepare a Traffic Management and Accessibility Plan to assess the implications of the development for non-car travel modes which addresses the following: <ul style="list-style-type: none"> Measures to promote public transport usage and pedestrian and bicycle

linkages;

- An assessment of the impact of increase patronage demand on the existing public transport system;
- Pedestrian safety and accessibility; and
- Identification of traffic and transport infrastructure measures required to support the development.

5. Parking

The EA must demonstrate the adequate provision of on site car parking for the proposal having regard to local EPI controls and RTA guidelines. (**Note:** the Department supports reduced car parking rates in areas well-served by public transport).

6. Heritage

A Heritage Impact Statement should be prepared in accordance with the NSW Heritage Office publication "Statements of Heritage Impact.

7. Public Domain

The EA is to outline the scope of the public domain improvements, street activation and pedestrian linkages to the nearby Parramatta Rail Station and Parramatta Transport Interchange.

8. Economic Impact Assessment

- The EA shall address the economic impact of the proposal (including the additional retail gross floor areas sought by the proposal in the context of the Parramatta City Centre LEP 2007) and include an investigation into the proposal's impact upon the existing retail function of the Parramatta City Centre.
- The EA shall address how the proposal would support the objectives / aims of relevant State and regional strategies for the locality.

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 and demonstrate the development has been assessed against a suitably accredited rating scheme to meet industry best practice.

10. Drainage

The EA is to address drainage issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.

11. Contributions

The EA shall address provision of public benefit, services and infrastructure having regard to the Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.

12. 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.

13. Staging

The EA must include details regarding the staging details for the proposal

	including the provision and timing of all public domain works.
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	14. Statement of Commitments
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	The EA must include a draft Statement of Commitments detailing measures for environmental management, impact mitigation and ongoing monitoring.
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APPENDIX A

Relevant EPI's policies and Guidelines to be Addressed

- Objects of the EP&A Act 1979
- NSW State Plan
- Draft West Central Subregional Strategy
- Draft SEPP (Competition)
- SEPP 55 - Remediation of Land
- SEPP (Infrastructure) 2007
- Parramatta City Centre LEP 2007
- Planning Guidelines for Walking and Cycling
- The NSW Bike Plan
- Metropolitan Transport Plan 2010 (available at <http://www.nsw.gov.au/shapeyourstate>)
- Development Near Rail Corridors and Busy Roads – Interim Guideline
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

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, 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 complete and 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 Development 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

	<p>adjoining land;</p> <ul style="list-style-type: none"> • detailed floor plans 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; and • any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. Model of the proposed development at an appropriate scale.</p> <p>6. Other documents / plans:</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; • 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; • 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; • Construction Management Plan and Traffic Management Plan – addressing the management of traffic (including bus operations) during the construction stages of the development; and • Construction methodology with details pertaining to structural support during excavation and details of any track / tunnel monitoring requirements during excavation and construction phases.
<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; • Once the EA has been determined adequate and all outstanding issues adequately addressed, 5 hard copies of the EA for exhibition; • 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>NOTE: Each file must be titled and saved in such a way that it is clearly recognisable without being opened. If multiple pdf's make up one document or report, these must be titled in sequential order.</p>