



Planning

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Mr Oliver Klein
Principal Planner
JBA Urban Planning Consultants
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Our ref: MP 09_0209
File: 09/03800-1

Dear Mr Klein,

Concept Plan for a Commercial and Retail Development at 396 Lane Cove Road (32-46 Waterloo Road) & 1 Giffnock Avenue, Macquarie Park (MP09_0209)

Thank you for your request for Director General's Environmental Assessment Requirements (DGRs) for the above Concept Plan. 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 Concept Plan.

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 Andrew Beattie on the contact details above.

Yours sincerely



26/5/2010

Michael Woodland
Director
Metropolitan Projects
As delegate for the Director General

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

Application number	MP 09_0209
Project	Concept Plan application a commercial and ancillary retail development with associated basement and above-ground multi-storey parking.
Location	396 Lane Cove Road (32-46 Waterloo Road) & 1 Giffnock Avenue, Macquarie Park
Proponent	JBA Urban Planning Consultants on behalf of the Winten Property Group and Australand Holdings
Date issued	26 MAY 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. Land Uses <ul style="list-style-type: none"> The EA shall provide a clear justification for the additional commercial floor space being sought, including the rationale for allowing bonus GFA in accordance with Council's controls, and shall demonstrate that additional commercial GFA is appropriate having regard to metropolitan and regional planning objectives. The EA shall provide a clear justification for the additional temporary car parking provision given that the site is located immediately adjacent a major railway station. 3. Built Form/Urban Design/Public Domain <ul style="list-style-type: none"> 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 with specific consideration of massing, setbacks, building articulation, landscaping, public domain, and safety by design principles. The EA shall address the nearby location of the Macquarie Park Station and give consideration to any potential impacts upon the operation and curtilage of the station at and below ground level, including any visual impacts and impact upon pedestrian movement. The EA shall provide evidence that the Proponent has consulted with Railcorp in respect of the Concept Plan proposal. The EA shall demonstrate how the development will support, maximise and promote opportunities to activate and revitalise street frontages, particularly along major pedestrian thoroughfares through the site and adjacent the Macquarie Park Station building. The EA shall provide the following:

- A comparable height study to demonstrate how the proposed height relates to the height of the existing/approved developments surrounding the subject site and in the locality;
- A visual and view analysis to and from the site from key vantage points, and a Design Statement to address the visual importance of the location;
- Options for siting and orientation of building envelopes, building massing and articulation, pedestrian and vehicular access, and, integration of the proposal with the desired future Macquarie Park Corridor road and access network.

4. Environmental Amenity

- The EA must address any potential impacts upon residential amenity and areas of public open space, including shadowing and acoustic impacts.

5. Transport & Accessibility Impacts and Car Parking (Construction and Operational)

- The EA must justify the amount of on-site car parking for the proposal having regard to local planning controls, RTA guidelines and the site's close proximity to public transport. (**Note:** the Department supports reduced car parking rates in areas well-served by public transport).
- The EA shall address the following matters:
 - Provide a Transport & Accessibility Impact 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 *Integrating Land Use and Transport* policy package and the RTA's *Guide to Traffic Generating Developments*, considering traffic generation (including daily and peak traffic movements), access, loading dock(s) and service vehicle movements, car parking arrangements, measures to promote public transport usage, pedestrian and bicycle linkages, and any required road / intersection upgrades. The key intersections that the Study should consider / model are identified in the RTA's response (letter dated 16 May 2010).
 - The Transport & Accessibility Impact Study should consider Ryde City Council's *Macquarie Park 2007 Base Paramics Model*, where relevant;
 - Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling), including the consideration of:
 - an assessment of existing and proposed pedestrian and cycle movements within the vicinity of the subject site;
 - provision of facilities to increase the non-car mode share for travel to and from the site;
 - Demonstrate that a minimalist approach to car parking 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.

6. Staging

- The EA must include details regarding the staging of the proposed development (if staged) including the provision and timing of all required infrastructure works.
- The EA must address the staging for the construction, operation and decommissioning of the temporary car parking component and identify the future use of this area of the site following decommissioning.

	<p>7. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • 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. <p>8. Contributions</p> <ul style="list-style-type: none"> • 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. <p>9. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>. <p>10. Drainage/Stormwater/Groundwater Management</p> <ul style="list-style-type: none"> • The EA shall address Council's DCP 2006 regarding drainage/groundwater/flooding issues associated with the development/site, including stormwater, drainage infrastructure, on-site Stormwater Detention (OSD) and Water Sensitive Urban Design (WSUD) elements. • 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. • The EA shall address Sydney Water's request (letter dated 6 April 2010) that the proposal be connected to the Recycled Water Scheme currently being planned for the Macquarie Park Area. <p>11. 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;
- Metropolitan Transport Plan 2010
- Draft Inner North Subregional Strategy;
- Ryde Planning Scheme Ordinance 1979, Ryde LEP 137 – Macquarie Park, Draft Ryde LEP 2008, Ryde DCP 2006 and other relevant Development Control Plans;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP 55 - Remediation of Land;
- SEPP (Infrastructure) 2007; and,
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance, including the following;
 - the Ryde Bicycle Strategy and Masterplan 2007;
 - the Ryde DCP 2006 "Macquarie Park Station Precinct" requirements;
 - the Pedestrian Structure Plan and guidelines in the Macquarie Park Pedestrian Movement Study (Space Syntax 2009); and,
 - Accessibility and traffic/transport principles detailed in the Ryde DCP 2006 and draft LEP 2008.

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, 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.
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 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). 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.

	<p>4. Architectural drawings at an appropriate scale illustrating:</p> <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; • envelope and height plans; • envelope/land use staging plans and diagrams; • 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; • any changes that will be made to the level of the land by excavation, filling or otherwise; and • indicative section drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the Rail Corridor. <p>5. 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> <p>6. Visual and 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;</p> <p>7. Landscape/Public Domain Concept plan - illustrating location, area and treatment of private and public open space areas on the site, pedestrian access, screen planting along common boundaries and tree protection measures both on and off the site.</p> <p>8. A digital massing model of the proposed development for the entire site, including the identification of progressive staging of buildings and land uses.</p> <p>9. Stormwater/Drainage/Groundwater Management Concept Plan - illustrating the concept for stormwater/drainage/groundwater management;</p> <p>10. Geotechnical Report – prepared by a recognised professional which assesses the impact of the development on the rail tunnel adjacent to and below the site.</p> <p>11. Integrated Water Management Plan and Assessment of Infrastructure – in accordance with Sydney Water's request (letter dated 06/04/2010).</p>
Documents to be submitted	<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 issues adequately addressed, 8 copies of the EA for exhibition; • 7 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 9 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. <p>NOTE: 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>