

Application number	MP 10_0037
Project	Concept Plan Application for residential development proposal.
Location	1-9 Allengrove Crescent, 116a – 122b Epping Road, and 259 – 263 Lane Cove Road, North Ryde.
Proponent	Urbis on behalf of EG Funds Management.
Date issued	11 JUNE 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	The Environmental Assessment (EA) must address the following key issues: 1. Relevant EPI's policies 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/Public Domain - 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 integrates with the local environment. The EA shall also provide the following documents: - 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; - Visual and view analysis to and from the site from key vantage points; and, - Options for the siting and layout of the building envelopes, massing and articulation, with particular consideration given to the impact upon residential amenity arising from different options. - The EA shall address the design quality with specific consideration of the massing, setbacks, building articulation, landscape setting, and public domain, including an assessment against the CPTED Principles. - The EA shall consider the interface of the proposed development and public domain and public domain improvements needed to provide a high level of residential and pedestrian amenity. 3. Isolated Sites - The proposal should seek to amalgamate with the adjacent properties known as 253-257 Lane Cove Road 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 if they cannot be included within this proposal. 4. Staging - The EA shall include details regarding the staging of the proposed development including the provision and timing of all required infrastructure works, including a schedule of works and infrastructure to be available for each stage. 5. Transport and Accessibility (Construction and Operational) - The EA shall address the following matters:

- Demonstrate the provision of minimal levels of on-site car parking for the proposal having regard to local planning controls, RTA guidelines, and the high public transport accessibility of the site, and include opportunities for car sharing.
- Provide an estimate of the trips generated by the proposed development and identify measures to manage travel demand, increase the use of public and non-car transport modes, and assist in achieving the objectives and targets set out in the NSW State Plan 2010;
- Provide a Traffic and Accessibility Impact Study prepared with reference to the RTA's Guide to Traffic Generating Developments and Australian Standards, considering traffic generation including trip generation (daily and peak traffic movements), any required road/intersection upgrades, service vehicle generation and movements, access, loading dock(s), car parking arrangements, and measures to promote public transport usage and pedestrian and bicycle linkages; particularly between the site and Macquarie Park train station and the nearest bus stops and the potential for implementing a location specific sustainable travel plan; and
- Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling), including an assessment of existing and proposed pedestrian and cycle movements within the vicinity of the subject site;
- Details of the potential impacts on the local road network and in particular, the intersections identified in the RTA response (25 May 2010). Consideration should also be given to the *Macquarie Park 2007 Base Paramics Model*, where appropriate; and
- Consideration of future pedestrian/vehicular/cycle connectivity with adjoining sites and to and from the Macquarie Railway Station.

6. Environmental and Residential Amenity

- The EA must address solar access, acoustic privacy, visual privacy and view loss and demonstrate that the Concept Plan development will achieve a high level of environmental and residential amenity.
- The EA shall address the siting of the development in relation to any existing significant landscaping on site and provide a site tree survey and detailed arborist report.
- 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 building, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.

7. 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 should include a commitment to a likely minimum standard of ESD to be attained and provide detail of how those standards can be met.

8. Drainage, Stormwater Management and Flooding Potential

- The EA shall include a Stormwater/Drainage/Flood Study addressing drainage/groundwater/flooding issues associated with the development and the site, including consideration of any required infrastructure upgrades and stormwater/flooding management strategies/mitigation measures for development of the site and adjacent lands.
- The EA shall address the requirements for additional drainage infrastructure and the incorporation of Water Sensitive Urban Design measures.

9. 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. 10. Statement of Commitments - The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project. 11. Consultation - Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.
Deemed refusal period	60 days

APPENDIX A

Relevant EPI's policies and Guidelines to be Addressed

- Objects of the EP&A Act 1979;
- NSW State Plan 2010;
- Draft Inner North Subregional Strategy;
- Metropolitan Transport Plan 2010, Integrating Land Use and Transport – A Planning Policy Package 2001 and Planning Guidelines for Walking and Cycling 2004 and Ryde City Council's Macquarie Park Traffic Study – Final Report;
- Ryde Planning Scheme Ordinance 1979, Ryde LEP 137 – Macquarie Park, Draft Ryde LEP 2010, relevant Development Control Plans, Ryde Bicycle Strategy and Master Plan 2007, Macquarie Park Pedestrian Movement Study 2009 and Macquarie Park Public Domain Technical Manual;
- SEPP 55 - Remediation of Land;
- SEPP 65 - Design Quality of Residential Flat Development and the Residential Flat Design Code (RFDC);
- 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 a consideration of the accessibility and traffic/transport principles detailed in the Ryde DCP 2006 and draft LEP 2009, including the "Ryde Bicycle Strategy and Master Plan 2007.

APPENDIX B

Plans and Documents to accompany the Application

General	The Environmental Assessment (EA) must include: 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	The following plans, architectural drawings, diagrams and relevant documentation shall be submitted; 1. An existing site survey plan drawn at an appropriate scale illustrating; • 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). 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: • 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: • 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;

	• concept floor plans, sections and elevations of the proposed buildings; • elevation plans; • 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 - Visual aids such as a photomontage and digital perspectives 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. 6. Aborist Report which makes an assessment of the impact of the proposed development on all of the trees on site and tree protection measures during construction. 7. Landscape Concept 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. 8. Acoustic Assessment that identifies noise impacts and provides details of how these will be managed and ameliorated. 9. Shadow diagrams and solar access schedule 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. 10. Stormwater / Drainage/ Flooding Assessment and Management Plan - illustrating the concept for stormwater/drainage/flooding management. 11. 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. 12. Preliminary Site Contamination Assessment and documentation that demonstrates that the land can be made suitable for the intended purpose within the project delivery timeframe. 13. 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.
Documents to be submitted	• 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, 7 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 7 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. 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.