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Mr Tony Polvere
Director
Economia PDS Pty Ltd
Suite 811, 185 Elizabeth Street
SYDNEY NSW 2000

Our ref.: MP10_0101

Dear Mr Polvere

Subject: Director-General's Requirements for a mixed use development at 21 – 35 Treacy Street, Hurstville (MP10_0101)

The Department has received your application for the above project.

I have attached a copy of the Director-General's Requirements (DGRs) for the preparation of an Environmental Assessment for the project. These requirements have been prepared in consultation with relevant government authorities. I have also attached a copy of the government authorities' comments for your information.

The DGRs have been prepared based on the information you have provided to date. Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time. If you do not submit an Environmental Assessment for the project within 2 years, the DGRs will expire.

Prior to exhibiting the Environmental Assessment that you submit for the project, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government authorities in making this decision. Please provide 1 hard copy and 1 electronic copy¹ of the Environmental Assessment to assist this review.

If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require you to revise the Environmental Assessment. Once the Director-General is satisfied that the DGRs have been adequately addressed, the Environmental Assessment will be made publicly available for at least 30 days.

If your project is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine

¹ File parts must be no greater than 5Mb each. File parts should be logically named and divided.

if an approval under the EPBC Act is required for your project (<http://www.environment.gov.au> or 6274 1111).

Your contact officer for this proposal, Ben Lusher, can be contacted on 9228 6552 or via email at Ben.Lusher@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,



8/10/2010

Michael Woodland
Director
Metropolitan Projects

ATTACHMENT 1
Director-General's Requirements
Section 75F of the *Environmental Planning and Assessment Act 1979*



Planning

Director-General's Requirements

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

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| Application number | MP 10_0101 |
| Project | Concept Plan for a mixed use retail and residential development |
| Location | 21 – 35 Treacy Street, Hurstville |
| Proponent | Earljest Pty Ltd |
| Date issued | 8 OCTOBER 2010 |
| 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>PART A - Key Issues The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's 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. Height/Built Form <ul style="list-style-type: none"> • The EA shall address the height, bulk and scale and Floor Space Ratio (FSR) of the proposed development. In particular, detailed height, building envelope and contextual studies should be undertaken in context with the Hurstville Town Centre and the site's city edge location. • The EA shall provide a clear rationale for the proposed height and FSR considering the existing and draft planning controls applying to the site. • The EA shall also provide the following documents: <ul style="list-style-type: none"> • Comparison to the existing building height profile of the locality ; • View analysis to and from the site from key vantage points; and • Options for the siting and layout of the building envelope. 3. Obstacle Limitation Height The EA shall provide evidence of consultation with the Sydney Airport Corporation (SAC) regarding compliance with Obstacle Limitation Height requirements and that any additional approval and agreements required from the SAC may be, or are, obtained. 4. Land Use Mix The EA shall provide details of an appropriate land use mix for the proposal and detail how the proposal would support the objectives / aims of relevant State and regional strategies for the locality and Council's draft city centre LEP. 5. Urban Design The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation, view corridor, use of appropriate colours, building materials and landscaping. 6. Environmental and Residential Amenity The EA must address solar access, acoustic and visual privacy, view loss, wind |

impacts and overshadowing and achieve a high level of environmental and residential amenity.

7. Traffic Impacts (Construction and Operational)

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, measures to promote public transport usage and pedestrian and bicycle linkages.

8. 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).

9. Rail Corridor

The EA shall address the impact of the proposal on the adjacent rail corridor including adequate setbacks, drainage, excavation, and derailment protection.

10. Heritage

- A Heritage Impact Statement should be prepared in accordance with the NSW Heritage Office publication "Statements of Heritage Impact.
- The EA shall provide an Archaeological Assessment of Aboriginal and non-Indigenous archaeological resources, including an assessment of the significance and potential impact on the archaeological resources.

11. Landscaping

The EA should illustrate treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site.

12. Public Domain

The EA is to address public domain improvements, pedestrian linkages and street activation.

13. Safety

The EA is to demonstrate how the proposed building will be consistent with 'Safer by Design' principles.

14. 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.

15. Drainage

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

16. Contributions

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

17. SEPP 65 - Design Quality of Residential Flat Development

The EA must address and demonstrate ability for future compliance with SEPP 65

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| | <p>and the Residential Flat Design Code.</p> <p>18. 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.</p> <p>19. Staging The EA must include details regarding the staging of the proposed development.</p> <p>20. Contamination The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p>21. Noise and Vibration Assessment The EA shall address noise and vibration impacts from the railway corridor and detail how this will be managed and ameliorated through the design of the building, in compliance with relevant Australian Standards and the Department's <i>Development near Rail Corridors and Busy Roads - Interim Guidelines</i>.</p> |
| 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
- Draft South Sub-regional Strategy
- SEPP 55 - Remediation of Land
- SEPP 65 - Design Quality of Residential Flat Development
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Infrastructure) 2007
- Hurstville Local Environmental Plan 1994 and relevant Hurstville Development Control Plans and policies
- Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996
- Metropolitan Transport Plan 2010 (available at <http://www.nsw.gov.au/shapeyourstate>)
- Integrating Land Use and Transport policy package
- Development Near Rail Corridors and Busy Roads – Interim Guideline
- Planning Guidelines for Walking and Cycling
- 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

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| <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 |

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| | <p>land in relation to the boundaries of the land and any development on adjoining land;</p> <ul style="list-style-type: none"> • floor plans and elevations of the proposed buildings; • cross sectional drawings showing ground surface, rail tracks, proposed basement excavation adjacent to the Rail Corridor; • elevation plans providing details of balconies and other features; • 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"> • 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; • Landscape 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; • 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; • Geotechnical Report – in accordance with RailCorp requirement to enable the assessment of the impacts on the adjoining railway corridor. |
| <p><u>Documents to be submitted</u></p> | <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> |