

## Director-General's Requirements

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

<b>Application number</b>	MP 10_0112 (Concept Plan) MP 10_0113 (Project Application)
<b>Proposal</b>	<p><b>Concept Plan</b> application for 10 building envelopes to be constructed in four stages, accommodating approximately 625 residential apartments, retail space, at-grade and basement parking.</p> <p><b>Stage 1 Project Application</b> for the demolition of existing structures, excavation for two levels of basement parking, construction of four residential buildings of 12 and 13 storeys, construction of internal roads, site infrastructure and landscaping.</p>
<b>Location</b>	110-114 Herring Road, Macquarie Park
<b>Proponent</b>	JBA Planning on behalf of Stamford Property Services Pty Ltd
<b>Date issued</b>	25 NOV 2010
<b>Expiry date</b>	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.
<b>Key issues</b>	<p><b>Concept Plan</b></p> <p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> <li><b>1. Relevant EPI's policies and Guidelines to be Addressed</b> Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in <b>Appendix A</b>.</li> <li><b>2. Built Form Urban Design/Public Domain</b> <ul style="list-style-type: none"> <li>The EA shall address the height, bulk and scale of the proposed development within the context of the locality, including detailed envelope studies, referencing current and draft Ryde planning controls and the Macquarie University Concept Plan. In this regard, it should be noted that the Department does not support a height of 21 storeys on this site.</li> <li>The EA shall provide a comparative height study of the proposal against existing and approved developments surrounding the subject site, a visual and view analysis to and from the site from key vantage points, and options for siting and orientation of building envelopes, massing and articulation.</li> <li>The EA shall provide a summary of proposed public benefits.</li> </ul> </li> <li><b>3. Public Domain</b> <ul style="list-style-type: none"> <li>The EA must explain the type, function and landscape character of the various private, communal and public areas on site. Pedestrian circulation and linkages should be demonstrated in schematic form.</li> <li>The EA is to demonstrate how the design of proposed structures and the treatment of public domain and open spaces will: <ul style="list-style-type: none"> <li>Maximise safety and security within the site and the public domain.</li> <li>Maximise surveillance and activity within the site and the public domain.</li> <li>Comply with Crime Prevention Through Environmental Design (CPTED) principles.</li> <li>Ensure access for people with disabilities.</li> <li>Minimise potential for vehicle and pedestrian conflicts.</li> </ul> </li> </ul> </li> </ol>

#### 4. Land Use

- The EA shall address the relevant regional and local strategies in relation to the desired future mix of landuses, and shall specifically address the predominance of residential uses proposed within the context of a Mixed Uses zone and an 'employment corridor', address the loss of conference facilities from Macquarie Park and clarify the 'potential' child care centre.

#### 5. Transport & Accessibility Impacts

- The EA shall address the following matters:
  - Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's *Guide to Traffic Generating Developments* and having reference to relevant State planning documents and consider the *Macquarie Park 2007 Base Paramics Model*, where relevant;
  - Any impacts on the planned future street network set out in the Ryde DCP 2010, including consideration of alternatives;
  - Details of pedestrian access routes to local services, shops and public transport infrastructure;
  - Any impacts on the existing road network including an estimate of all trips generated by the development and modelling of impacts on nearby major intersections as set out in **Recommendation 4** in the response provided by the RTA dated 1 October 2010;
  - A specific address of **Recommendation 2** in the response provided by the RTA dated 1 October 2010 in relation to increased setbacks to Epping Road in order to accommodate planned future road upgrades, and provide evidence of consultation with the RTA on this matter;
  - Provide an assessment of the implications of the proposed development for non-car travel modes including increased demand on rail and bus services and infrastructure, with reference to State Plan targets and local controls including the *Ryde Bicycle Strategy and Master Plan 2007*;
  - The EA must demonstrate the provision of sufficient on-site car parking having regard to Council and RTA guidelines and include details of compliance with relevant Australian Standards. (**Note:** the Department supports reduced car parking in areas well-served by public transport).
  - Provision for a location-specific sustainable travel plan for the overall development, including consideration of a car-share scheme; and
  - Address the accessibility and traffic/transport principles detailed in the current and draft planning controls.

#### 6. Environmental and Residential Amenity

- The EA must address solar access, visual and acoustic privacy, and view impacts and demonstrate that the Concept Plan can achieve a high level of environmental and residential amenity; and
- The EA must demonstrate how the Concept Plan addresses the requirements of SEPP 65 and the associated Residential Flat Design Code (RFDC).

#### 7. Ecologically Sustainable Development (ESD)

- The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases, and demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice and relevant Council controls.

#### 8. Contributions

- The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Plan, including any Planning Agreement.

#### **9. Consultation**

- Undertake an appropriate and justified level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007*.

#### **10. Drainage and Stormwater Management**

- The EA shall address drainage/groundwater/flooding issues associated with the development and incorporate Water Sensitive Urban Design (WSUD) measures, including a MUSIC model, with reference to the WSUD and Catchment Plans by Macquarie University and Council's requirements.

#### **11. Groundwater Management**

- The EA is to identify groundwater issues and address any impacts upon groundwater resources and, when impacts are identified, provide contingency measures to remediate, reduce or manage potential impacts;
- The EA shall specifically address the groundwater considerations listed in Attachment A to the response provided by the NSW Office of Water dated 7 October 2010.

#### **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; and
- Specifically address **Recommendations 1 and 2** of the response from Sydney Water dated 23 September 2010.

#### **13. Noise Assessment**

- The EA should address noise impacts and detail how these will be managed and ameliorated with reference to Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.

#### **14. Staging**

- The EA must include staging details for the proposal including the provision and timing of all required infrastructure works.

#### **15. Statement of Commitments**

- The EA must include a draft Statement of Commitments detailing measures for environmental management, impact mitigation and ongoing monitoring.

#### **Project Application**


In addition to addressing relevant items from the list above, the EA for the Project Application must give detailed consideration to the following additional project-specific matters:

##### **1. Urban Form and Design**

- The EA shall address all relevant requirements of SEPP 65 and the associated Residential Flat Design Code (RFDC);
- The Project Application EA shall include with specific consideration of the façade, massing, setbacks, building articulation, appropriate colours, materials, finishes, landscaping, safety by design and public domain, including an assessment against the CPTED Principles; and
- The provision of appropriate private and public open space for Stage 1.

##### **2. Staging and Infrastructure**

- The EA shall address how the Stage 1 Project Application development will integrate with the overall Concept Plan proposal, including details of infrastructure work required to ensure that the Stage 1 Project

	<p>Application development is fully serviced and how the infrastructure works serving the Stage 1 Project Application will be integrated with those for the remaining stages.</p> <p><b>3. Construction Impacts</b></p> <ul style="list-style-type: none"> <li>• The EA shall address noise and other impacts during the construction phase of the development and address how these will be managed and mitigated in accordance with the <i>"Interim Construction Noise Guideline"</i> (DECCW, 2009).</li> <li>• The EA shall include a Construction Traffic Management Plan.</li> </ul>
<p><b>Deemed refusal period</b></p>	<p>60 days</p>

## Appendix A

### Relevant matters, Planning Instruments and Policies to be addressed:

- Objects of the NSW *Environmental Planning & Assessment Act* 1979.
- NSW State Plan;
- Sydney Metropolitan Strategy;
- Draft Inner North Sub-regional Strategy;
- Metropolitan Transport Plan 2010;
- NSW Planning Guidelines for Walking & Cycling;
- Healthy Urban Development Checklist 2010 (NSW Health);
- Ryde LEP 2010, Draft Ryde LEP 2010 (Amendment 1: Macquarie Park Corridor), Ryde DCP 2010, and other relevant Development Control Plans;
- SEPP (Building Sustainability Index: BASIX) 2004;
- 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.

## Appendix B

### Plans and Documents to accompany the Application

<b>General</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment;</li> <li>3. A thorough description of the proposed development;</li> <li>4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;</li> <li>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;</li> <li>6. The plans and documents outlined below;</li> <li>7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;</li> <li>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</li> <li>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.</li> </ol>
<b>Plans and Documents</b>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> <li>1. <b>An existing site survey plan</b> drawn at an appropriate scale illustrating; <ul style="list-style-type: none"> <li>• the location of the land, boundary measurements, area (sq.m) and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site;</li> <li>• location of existing trees;</li> <li>• location and height of adjacent buildings and private open space; and</li> <li>• all levels to be to Australian Height Datum.</li> </ul> </li> <li>2. <b>A Site Analysis Plan</b> 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). Refer to Part 4.5 Section 1.8 of Council's DCP 2006 for more information.</li> <li>3. <b>A locality/context plan</b> drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas;</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> </ol>

	<ol style="list-style-type: none"> <li>4. <b>Architectural drawings</b> at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• 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;</li> <li>• building envelopes and heights/ levels;</li> <li>• envelope/ land use staging plans and diagrams;</li> <li>• the height (AHD) of the proposed development in relation to the land;</li> <li>• the level of the lowest floor, the level of any unbuilt area and the level of the ground;</li> <li>• any changes that will be made to the level of the land by excavation, filling or otherwise; and</li> <li>• indicative section drawings.</li> </ul> </li> <li>5. <b>Shadow diagrams</b> 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, with shadow diagrams at more regular intervals and in elevation where required to detail specific impacts.</li> <li>6. <b>Visual and View Analysis</b> - Visual aids such as a photomontage or 3D model 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;</li> <li>7. <b>Landscape concept plan</b> - illustrating location, area and treatment of private and public open space on the site, screen planting along common boundaries and tree protection measures both on and off the site.</li> <li>8. <b>A massing model</b> of the proposed development for the entire site (i.e. Concept Plan).</li> <li>9. <b>Stormwater Concept Plan</b> – illustrating the concept for stormwater management;</li> <li>10. <b>Other plans:</b> <ul style="list-style-type: none"> <li>• <b>Geotechnical Report</b> – prepared by a recognised professional which 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.</li> <li>• <b>Groundwater Assessment</b> – prepared by a recognised professional which identifies groundwater issues and any construction-phase and ongoing mitigation measures, with reference to Attachment A to the response provided by the NSW Office of Water dated 7 October 2010.</li> </ul> </li> </ol>
<p><b>Specific Requirements – Project Application</b></p>	<p>In addition to the general assessment requirements specified above, the following additional detailed requirements relate to the preparation of the Stage 1 Project Application (MP10_0113):</p> <ol style="list-style-type: none"> <li>1. The <b>EA</b> shall include details of the ongoing operation of the current use (if any) of the site during the various phases of development for stage 1;</li> <li>2. <b>Detailed Architectural drawings</b> at an appropriate scale, illustrating: <ul style="list-style-type: none"> <li>• the location of any existing buildings or structures on the land, in relation to the boundaries of the land and any development on</li> </ul> </li> </ol>



	<p>adjoining land;</p> <ul style="list-style-type: none"> <li>• detailed floor plans, sections and elevations of the proposed buildings;</li> <li>• elevation plans providing details of proposed external building materials and finishes and colour scheme(s);</li> <li>• fenestration, balconies and other features;</li> <li>• accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;</li> <li>• notation of the height(s) of the development (AHD) in relation to the land, the level of the lowest floor, the level of any unbuilt areas and the level of the ground, and identification of any changes that will be made to the level of the land by excavation, filling or otherwise.</li> </ul> <p>3. <b>Detailed Landscape plans</b> showing existing and proposed plantings, trees to be removed, detention basins, fences, paving and the like, with specific details on the size and species of proposed plantings provided, along with an <b>Arborist's assessment</b> of any trees to be removed;</p> <p>4. A <b>Schedule of Materials and Finishes</b> and a <b>Sample Board</b>, detailing all proposed materials and external finishes;</p> <p>5. An <b>Access Report</b> to demonstrate compliance with the various Discrimination and Disability regulations and standards for the building and open space areas, as well as access to surrounding public spaces.</p> <p>6. A <b>Stormwater and Drainage Plan</b> indicating the concept for stormwater management, designed in accordance with Council's guidelines;</p> <p>7. <b>Erosion and Sediment Control Plan</b> – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;</p> <p>8. <b>Construction Management Plan</b> – to mitigate impacts on neighbouring properties, impacts on future occupants of initial stages, and on nearby roads, including impacts on pedestrians and cyclists.</p>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 1 copy of the EA, plans and documentation for the <b>Test of Adequacy (TOA)</b>;</li> <li>• <b>Once the EA has been determined adequate</b> and all outstanding issues adequately addressed, 8 copies of the EA for exhibition;</li> <li>• 8 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>• 12 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size.</li> </ul> <p><b>NOTE:</b> 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>