



Planning

Contact: Andrew Smith
Phone: 02 9228 6369
Fax: 02 9228 6540
Email: andrew.smith@planning.nsw.gov.au

Our ref: MP 10_0165
File: 10/19087

Mr Ian Cady
Associate Director
Urbis Pty Ltd
Level 21, 321 Kent Street
SYDNEY NSW 2000

Dear Mr Cady,

**CONCEPT PLAN FOR A RESIDENTIAL DEVELOPMENT - MP 10_0165
5 WHITESIDE STREET AND 14-16 DAVID AVENUE, NORTH RYDE**

Thank you for your request for Director-General's environmental assessment requirements (DGRs) for the above project. 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 project.

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.

I understand that copies of submissions from other agencies addressing their key issues for the proposal have already been forwarded to you. 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, except where specifically referred to in the DGRs.

Should you have any questions regarding any of the above, please contact Andrew Smith on the contact details above.

Yours sincerely

Michael Woodland
Director
Metropolitan Projects
As delegate for the Director-General

27/1/2011

Application number	MP 10_0165
Proposal	Concept Plan application for a residential development with basement parking.
Location	5 Whiteside Street, 14 David Avenue and 16 David Avenue, North Ryde
Proponent	Urbis on behalf of EGC Custodian Services Pty Ltd
Date issued	27 JANUARY 2011
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 Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in Appendix A. 2. Built Form and Urban Design <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 integrates with the local environment. The EA shall also provide the following: <ul style="list-style-type: none"> Visual and view analysis to and from the site from key vantage points; 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; and Investigation of alternative 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 address the urban design interface of the site to: <ul style="list-style-type: none"> Epping Road, with an appropriate design response to safeguarding the amenity of future residents of the site; and The surrounding low-density residential dwellings, in particular in terms of fringe impacts and identification of mitigation measures such including façade treatment, setbacks, deep soil planting etc. 3. Site Amalgamation <ul style="list-style-type: none"> The proposal should seek to amalgamate with adjacent properties, particularly adjoining properties on Whiteside Street which would be isolated as a result of the development. Details shall be included in the EA outlining any negotiations with the owners of affected properties. If amalgamation is not possible, the EA shall detail possible development options for the adjacent land. 4. Public Domain <ul style="list-style-type: none"> 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.

- The EA is to demonstrate how the design of proposed structures and the treatment of public domain and open spaces will:
 - Maximise safety and security within the site and the public domain.
 - Maximise surveillance and activity within the site and the public domain.
 - Comply with Crime Prevention through Environmental Design principles.
 - Ensure access for people with disabilities.
 - Minimise potential for vehicle and pedestrian conflicts.
- 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.

5. Staging

- The EA must include staging details for the proposal, if applicable, including the provision and timing of all required infrastructure works, and methodology for protecting the amenity of occupants of completed stages whilst subsequent stages are under construction.

6. Transport & Accessibility Impacts

- The EA shall provide a Transport Management and Accessibility Plan (TMAP) prepared with reference to prepared with reference to the *Metropolitan Transport Plan – Connecting the City of Cities*, the *NSW State Plan 2010*, *NSW Planning Guidelines for Walking and Cycling*, the *Integrating Land Use and Transport* policy package and the RTA's Guide to Traffic Generating Developments, including consideration of:
 - The potential impacts on the local road network and, in particular, the intersections identified in the RTA response dated 9 December 2010. Consideration should also be given to the use of Ryde Council's 'Macquarie Park 2007 Base Paramics Model', where appropriate;
 - An assessment of the access restrictions detailed in the RTA response dated 15 December 2010 in relation to adjacent road reservations and their impact on the proposed development;
 - An estimate of the trips generated by the proposed development, including an assessment of existing and proposed public transport, pedestrian and cycle movements within the vicinity of the subject site and any measures to address increased demand on existing public transport, walking or cycling infrastructure;
 - Identification of measures to manage travel demand and increase the use of public and non-car transport modes and the potential for improving accessibility to local services and facilities and regional connections; and
 - Appropriate on-site parking provision having regard to Council and RTA guidelines and the availability of public transport (Note: the Department supports reduced car parking in areas well-served by public transport).
- The EA shall include a conceptual sustainable travel plan, with reference to the matters above and other measures such as a car sharing scheme.

7. 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 – both for the proposed development and the surrounding properties;
- The EA must provide a detailed solar access/ overshadowing assessment for the proposal in relation to nearby residential properties; and,
- The EA must demonstrate how the Concept Plan addresses the requirements of SEPP 65 and the associated Residential Flat Design Code (RFDC).

8. Noise Assessment

- The EA should address noise impacts and detail how these will be managed

	<p>and ameliorated through siting and design of the buildings with reference to Australian Standards and the Department's <i>Interim Guidelines for Development near Rail Corridors and Busy Roads</i>.</p> <p>9. 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, and demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice and relevant Council controls. <p>10. Contributions</p> <ul style="list-style-type: none"> The EA shall detail the provision of public benefits, services and infrastructure having regard to Council's Section 94 Plan and any Planning Agreement. The EA shall provide a summary of proposed public benefits. <p>11. 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>12. Drainage and Stormwater Management</p> <ul style="list-style-type: none"> The EA shall address drainage/ groundwater/ flooding issues associated with the development and indicate how Integrated Water Management, Water Sensitive Urban Design (WSUD) measures and Council's requirements can be implemented. <p>13. Groundwater Management</p> <ul style="list-style-type: none"> The EA is to identify groundwater issues and address any impacts upon groundwater resources and, when potential impacts are identified, provide an indicative scheme for remediation, reduction or management of impacts. <p>14. Utilities</p> <ul style="list-style-type: none"> 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>15. Statement of Commitments</p> <ul style="list-style-type: none"> The EA must include a draft Statement of Commitments detailing measures for environmental management, impact mitigation and ongoing monitoring.
Deemed refusal period	60 days

Appendix A

Relevant matters, Planning Instruments and Policies to be addressed:

- Objects of the NSW *Environmental Planning & Assessment Act* 1979.
- NSW State Plan 2010;
- Sydney Metropolitan Plan 2010;
- Draft Inner North Subregional Strategy;
- Metropolitan Transport Plan 2010;
- NSW Bike Plan 2010;
- NSW Planning Guidelines for Walking & Cycling;
- Interim Guideline for Development Near Rail Corridors and Busy Roads;
- NSW Office of Water Groundwater Policies (as identified in the submission from the NSW Office of Water dated 16 December 2010);
- NSW Health Healthy Urban Development Checklist 2010;
- Ryde LEP 2010, 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

<p>General</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, 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 Planning Circular PS10-008); 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>Plans and Documents</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; • location of existing trees; • location and height of adjacent buildings and private open space; and • all levels to be to in Australian Height Datum (AHD). 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

	<ul style="list-style-type: none"> adjoining land; building envelopes and heights/ levels; extent of basement parking and deep soil zones; 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; changes to the level of the land by excavation, filling or otherwise; and indicative section drawings. <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, with shadow diagrams at more regular intervals and/or in elevation where required to detail specific impacts.</p> <p>6. Visual and View Analysis - Visual aids such as a photomontage and 3D models 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. Public Domain/Landscape Concept Plan - illustrating accessibility to, location, area and treatment of private and public open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site, and an arborists assessment of any trees to be removed and retained.</p> <p>8. An appropriate level of Contamination Assessment;</p> <p>9. Stormwater Concept Plan – illustrating the concept for stormwater management in accordance with Council's policy;</p> <p>10. Geotechnical/ Groundwater Assessment – identifying any groundwater issues and potential degradation to groundwater that may be encountered during excavation and/or piling. The assessment should identify contingency measures to manage any potential impacts.</p>
Documents to be submitted	<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, 6 copies of the EA for exhibition; 8 sets of architectural and landscape plans to scale, including two (2) sets at A1 size (to scale); and 12 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>