



Planning

16 September 2010

Contact: Peter McManus
Phone: (02) 9228 6316
Fax: (02) 9228 6455
Email: peter.mcmanus@planning.nsw.gov.au

Achieve Australia Limited c/-
Mr David Kettle
Senior Town Planner
Don Fox Planning
PO Box 230
PENNANT HILLS NSW 1715

Our ref.: MP10_0110

Dear Mr Kettle

Subject: Director-General's Requirements for Achieve Australia Concept Plan (MP10_0110)

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.

Please note that the Department is awaiting response from Ryde City Council and Roads and Traffic Authority. Upon receipt of their submissions, they will be forwarded for your information. In the event that these agencies provide additional information, the DGR's will be amended accordingly.

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 one hard copy and one 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.

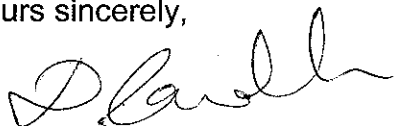
If your project is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and*

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

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 the Environment, Water, Heritage and the Arts to determine 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, Peter McManus, can be contacted on (02) 9228 6316 or via email at peter.mcmanus@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. Cavallo', written in a cursive style.

Daniel Cavallo

A/Director

Government Land and Social Projects

Executive Director
(as delegate for the Director General)

Director-General's Requirements

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

Application number	MP10_0110
Project	Achieve Australia Concept Plan - Residential Flat Development
Location	76 Belmore Street, Meadowbank
Proponent	Achieve Australia Limited
Date issued	16/09/2010
Expiry date	If the environmental assessment 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 (Core)	<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 including: <ul style="list-style-type: none"> • Objects of the EP&A Act; • State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development; • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy (Sydney Harbour Catchment) 2005; • State Environmental Planning Policy (Infrastructure) 2007; • NSW State Plan; • Sydney Metropolitan Strategy 'City of Cities'; • Draft Inner North Subregional Strategy; • Ryde Local Environmental Plan 2010; • Meadowbank Employment Area (MEA) Master Plan (Amendment No.5); • Relevant Development Control Plans; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form and Urban Design <ul style="list-style-type: none"> • Height, bulk and scale of the proposed development within the context of the locality and adjoining residential development; • The EA shall provide a height study to demonstrate how the proposed height relates to the height of developments surrounding the subject site and its locality; and • Details of proposed open space and landscaped areas. 3. Environmental and Residential Amenity <ul style="list-style-type: none"> • Impacts of the proposal on solar access, acoustic privacy, visual privacy, view loss and wind impacts (within the site and on surrounding development); and • Details of the measures to be implemented to achieve a high level of environmental and

residential amenity.

4. Transport and Accessibility Impacts

- Provide a Transport & Accessibility Impact Assessment prepared with reference to the Metropolitan Transport Plan – Connecting the City of Cities, the NSW State Plan 2010, the NSW Planning Guidelines for Walking and Cycling, the Integrated Land Use and Transport policy package, the NSW BikePlan and the RTA's Guide to Traffic Generating Development, considering the following;
 - As part of the Transport and Accessibility Impact Assessment demonstrate a minimal approach to on-site car parking having regard to the site's accessibility to public transport (note: The Department support reduced parking provisions, if adequate public transport is available to access the site);
 - Details of the proposed access, parking provisions and service vehicle movements associated with the development;
 - Provide an estimate of the total trips anticipated 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;
 - Identify daily and peak traffic movements likely to be generated by the proposed development, including the impact nearby intersections and the need for associated upgrading of the network (if required);
- The EA should examine opportunities to improve access for pedestrians between the site and the Meadowbank Rail Station to the west and bus services on Church Street to the east, which link the site to Ryde shopping centre. Similarly, the study should address bicycle connections from the site to the surrounding bicycle network and bicycle parking in the proposed development (if relevant).

5. Ecologically Sustainable Development (ESD)

- Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development;

6. Contributions

- Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.

7. Contamination

- Demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.

8. Heritage

- The EA shall consider any potential impacts on existing heritage items, including the preparation of a statement of significance and an assessment of the impact of the proposal on the heritage significance of these items in accordance with the guidelines of the NSW Heritage Manual

9. Aboriginal Heritage

- The EA shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005. Where it is likely the project will impact on Aboriginal Heritage, adequate community

	<p>consultation should take place regarding the assessment of significance, likely impacts and management/mitigation measures</p> <p>10. Drainage</p> <ul style="list-style-type: none"> • Drainage issues associated with the site and proposal including stormwater and drainage infrastructure; and • The EA shall included an Integrated Water Management Plan that addresses any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any other conservation measures. <p>11. Flooding</p> <ul style="list-style-type: none"> • An assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity. <p>12. Utilities</p> <ul style="list-style-type: none"> • In consultation with relevant agencies, the EA shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure works. <p>13. Staging</p> <ul style="list-style-type: none"> • Details regarding the staging of the proposed development (if proposed). <p>14. Flora and Fauna</p> <ul style="list-style-type: none"> • Address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment. <p>15. Noise and Vibration</p> <ul style="list-style-type: none"> • Provide a quantitative assessment of the potential demolition, construction, operation and traffic noise impacts of the project. <p>16. Waste</p> <ul style="list-style-type: none"> • Identify, quantify and classify the likely waste streams to be generated during construction and operation; • Describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste; • Describe the measures to be implemented to manage the disposal of nuclear waste, if required; and • Describe the measures to be implemented to manage the disposal of contaminated and potentially contaminated biological and sewage waste, if required. <p>17. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007.
Deemed refusal period	60 days

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; 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 land in relation to the boundaries of the land and any development on adjoining land; • location of proposed buildings envelopes; • indicative elevation plans;

	<ul style="list-style-type: none"> • the height (AHD) of the proposed development in relation to the land; • indicative changes to the level of the land by excavation, filling or otherwise. <p>5. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> • Geotechnical Report – 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; • 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 indicative 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; and
Documents to be submitted	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 8 hard copies of the EA (once the EA has been determined adequate); • 8 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 3 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.