

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

Application number	MP 10_0154
Project	Concept Plan for a residential redevelopment and associated streetscape and public domain works.
Location	Hilly Street, Northcote Street, Bennet Street and Edwin Street, Mortlake (City of Canada Bay LGA).
Proponent	Mecone obo Mortlake Consolidated Pty Limited
Date issued	10/1/2011
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 Impacts <ul style="list-style-type: none"> The EA shall address the height, bulk, scale and visual impact of the proposed development within the context of the locality, and give consideration to the desired future character contemplated by the <i>Canada Bay Council Mortlake Point DCP</i>. 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: <ul style="list-style-type: none"> Comparable height study to demonstrate how the proposed height relates to the height of the existing/approved developments surrounding the subject site; and View analysis to and from the site from key vantage points, in particular views from the Harbour and from the nearby Breakfast Point development. The EA shall address the design quality of the development with specific consideration to building mass, height, setbacks, articulation, landscaping, and public domain, including an assessment against the CPTED Principles. 3. Public Domain/ Open Space/Foreshore Land and Accessibility The EA must explain the type, function and landscape character of the various open spaces and foreshore links, including proposed areas of public and private open space. The EA should address pedestrian circulation and linkages between various open areas, including the foreshore, and should be demonstrated in a schematic form, with provision of details regarding access rights, accessibility for able and disabled persons, and legibility of the proposed public open space, private space and foreshore links.

4. Isolated sites

- The EA shall address the failure to amalgamate the subject land with adjoining sites. In this regard, the EA shall provide details of steps taken to incorporate adjoining sites, either through purchase or joint venture.
- The EA shall address the impact on the development potential of isolated sites. The proposal must demonstrate that these sites can be developed independently in accordance with Canada Bay LEP 2008.

5. Environmental and Residential Amenity

- The EA must address solar access, acoustic privacy, visual privacy, view loss and microclimate issues, such as wind, that may be generated around tall buildings and identify mitigation measures necessary to achieve a high level of environmental and residential amenity.
- The EA shall address any potential environment impacts on riparian areas (including all foreshore areas) and provide recommendations to safeguard and mitigate potential impacts on riparian areas. Appropriate management plans for the remediation and rehabilitation of riparian areas in the event of potential adverse impacts should be provided.

6. Transport and Accessibility (Construction and Operational)

The EA shall address the following matters:

- Provide a Traffic and Accessibility Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering current traffic conditions and proposed traffic generation in the immediate locality, any required road/intersection upgrades, access, car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages. The key roads and intersections to be examined / modelled shall be undertaken in accordance with relevant correspondence dated 22.11.2010 from Canada Bay Council. The study shall also address the findings and recommendations of:
 - Mortlake Redevelopment traffic Impact Assessment, August 2010 prepared by Transport and Urban Planning; and
 - Peer Review of Traffic Impacts (prepared by Transport and Traffic Planning Associates) for proposed medium residential development at Hilly St precinct, Mortlake, September 2010, prepared by Transport Urban Planning.
- Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling), in particular an assessment on the current bus services available to the site, including frequency and load. A Travel Access Guide (TAG) shall be developed for the future residents and visitors of the site.
- Consult with STA with regards to opportunities for upgrades to existing infrastructure at Whittaker Street terminus, and provide evidence that consultation has been undertaken.
- Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and
- Demonstrate the provision of sufficient on-site car parking for the proposal having regard to the sites accessibility to public transport, local planning controls and RTA guidelines. (**Note:** the Department supports reduced car parking rates in areas well-served by public transport). Parking provision for shared cars should also be specifically addressed.

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 must demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.

8. Drainage/Stormwater/Flooding Management

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

9. Contamination and Human Health Risk Assessment

Contamination and potential human health risks associated with the proposal should be identified and addressed in accordance with SEPP 55 and other relevant legislation and guidance and should consider the impact on human health. This assessment should also include an analysis of any risks/hazards associated with urban salinity.

10. Climate Change and Sea Level Rise

The EA shall address climate change and sea level rise in accordance with the *Draft Sea Level Rise Policy Statement* (NSW Government, October 2009).

11. Contributions

The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 and 94A Contribution Plans, and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate this development.

12. Consultation

The EA shall demonstrate that an appropriate level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007* is to be undertaken and a comprehensive Community Consultation Strategy shall be provided.

13. Geotechnical & Hydrological Requirements

The EA shall provide a Geotechnical and Hydrological assessment addressing the proposed excavation methods and support (particularly to Council roads and infrastructure and the adjoining properties and structures), construction, impact on groundwater, likely vibrations and any requirements for vibration monitoring, and any recommendations for a dilapidation survey.

14. Utilities

In consultation with relevant agencies, the EA shall address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works and provide an Integrated Water Management Plan.

15. Statement of Commitments

The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.

	16. Staging The EA must include details regarding the staging of the proposed development, including construction and access to areas of private and public open space/ harbour foreshore.
Deemed refusal period	60 days

Appendix A

Relevant EPI's and Policies to be addressed:

- NSW State Plan 2010;
- Draft Inner West Subregional Strategy;
- Metropolitan Transport Plan 2010;
- Urban Transport Statement;
- Canada Bay Local Planning Strategy 2010;
- Canada Bay Local Environmental Plan 2008 and other relevant Development Control Plans;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP 55 - Remediation of Land;
- Contaminated Land Management Act 1997;
- SEPP 65 - Design Quality of Residential Flat Development (SEPP 65) and the Residential Flat Design Code (RFDC);
- SEPP (Infrastructure) 2007;
- SREP (Sydney Harbour Catchment) 2005;
- Draft Sea Level Rise Policy Statement (NSW Government, October 2009);
- Acid Sulphate Soil Assessment Guidelines (Acid Sulphate Soil Management Advisory Committee 1998);
- NSW Groundwater Policy Framework Document and other relevant Groundwater policies; 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

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, 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	<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 and height of existing trees; • location and height of adjacent buildings and private open space; and • 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.

	<p>3. A locality/context plan drawn at an appropriate scale should be submitted indicating:</p> <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space, Majors Bay shoreline and riparian land including areas to be protected and enhanced, and heritage items; • the location and uses of existing buildings, precincts, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. <p>4. Architectural Drawings at an appropriate scale illustrating:</p> <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; • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • 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. Massing Model of the proposed development at an appropriate scale which clearly identifies all works proposed on and off site.</p> <p>6. Visual and View Analysis demonstrated through visual aids, such as a photomontage, to demonstrate visual impacts of the proposed building envelopes. In particular the view analysis must consider siting, bulk and scale relationships from key areas.</p> <p>7. 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 9am, 12 midday and 3pm.</p> <p>8. Landscape Plan/Public Domain/Foreshore Concept Plan illustrating treatment of open space areas on the site and foreshore, screen planting, retaining walls and fencing along common boundaries and tree protection measures both on and off the site. Details of any trees to be removed, existing and proposed planting (for proposed planting documentation on the type of species and growth at full maturity is needed). Any concepts for works on the existing public domain should be separately identified.</p> <p>9. Staging Plan illustrating how the development will be staged for implementation.</p> <p>10. Drainage/Stormwater/Flooding Concept Plan illustrating the concept for stormwater management and designed in accordance with the Council's Stormwater guidelines.</p>
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	<p>11. Traffic and Transport Study addressing the RTA Guide to Traffic Generating Developments including a Transport Map detailing current and proposed public transport, cycling and walking routes in the surrounding area.</p> <p>12. Heritage Impact Report prepared in accordance with the NSW Manual and illustrating the impact of the proposed development on any heritage items in the vicinity of the site.</p> <p>13. Contamination Report including a Preliminary Contamination Investigation (Stage 1) in accordance with the NSW EPA Guidelines for Consultant Reports on Contaminated Sites.</p> <p>14. Construction Management Plan to address impacts arising from the construction of the proposed development on the surrounding land uses.</p> <p>15. 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.</p> <p>16. 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 and identify the presence of any Groundwater Dependent Ecosystems along with the impact of the proposal and suitable safeguard measures.</p>
Documents to be submitted	<ul style="list-style-type: none"> • 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, the following should be submitted for exhibition; • Two (2) sets of architectural and landscape plans to scale in A1 size; • Seven (7) sets of plans to scale in A3 size; and • 7 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>