



Planning & Infrastructure

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Our ref.: MP10_0076

Mr David Ryan
Executive Director
City Plan, Strategy & Development
Level 1, 364 Kent Street
SYDNEY NSW 2000

Dear Mr Ryan,

Proposed Mixed Use Development at the former Kirrawee Brick Pit, Kirrawee – MP10_0076

The exhibition of the Environmental Assessment for the above project recently ended and all submissions received by the Department during the exhibition of the project are now available on the Department's website at: <http://majorprojects.planning.nsw.gov.au>.

In accordance with section 75H of the *Environmental Planning and Assessment Act 1979*, the Director-General requires you to respond to the issues raised in these submissions.

Further to the above, matters considered by the Department to be key issues in relation to the proposal are set out in Attachment 1. Any changes that may be required to properly address these issues and those raised in the various submissions should be provided as part of a Preferred Project Report. The Statement of Commitments may also need to be revised to reflect any proposed changes to the project.

Your contact officer for this proposal, Scott Schimanski, can be contacted on 9228 6332 or via email at scott.schimanski@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,



14.4.11

Anthony Witherdin
A/Director
Metropolitan and Regional Projects South

ATTACHMENT 1

Issues to be Addressed in Preferred Project Report

Retail Floor Area Analysis

- The PPR shall provide a comprehensive response to the submissions received that specifically address the Retail Assessment prepared by Hill PDA. Given the level of concern raised by the Council and submissions, the Department has commissioned an independent review of the Retail Assessment that formed part of the EA. Once completed, the review will be forwarded to you and should be carefully considered as part of the PPR.
- In addition, the PPR shall also provide additional information on the intended retail/commercial split and the impact of the proposal upon the type of employment opportunities within the Sutherland Shire. The information should justify why the proposed split does not accord with the guidelines outlined within the Kirrawee Local Area Masterplan.

Urban Design

- Given the scale of the proposal, the Department considers that a minimum of three independent architects should be engaged to design the 8 buildings. In particular, it is important that each tall central tower be designed by a different architect. Details should be included within the amended statement of commitments.
- Concern is raised regarding the height of the proposed central towers, particularly Block A. Reducing the height of the proposed central towers should be considered within the PPR response. The PPR should also provide further justification of the proposed height of the central towers with regard to Council policy and the Metropolitan Plan for Sydney 2036.
- Concern is raised regarding the length of the proposed building envelopes fronting Flora Street. Consideration should be given to reducing/splitting the building envelopes to reduce the built form and provide greater articulation.
- The location of the residential entry lobbies to towers B and C shall be clarified. Lobbies should be provided from local streets or the public plaza areas and should be easily accessible and well defined.
- The proposal shall clearly demonstrate that all exterior elevations of the retail floor space have activated frontages.
- Additional details of the treatment and finishes proposed for building elevations fronting Flora Street and the Princes Highway should be submitted for consideration.
- The proposal shall demonstrate that the building envelopes fronting the Princes Highway are sufficiently setback to provide an adequate buffer from the Highway.
- Given the scale of the residential component of the proposal, the Concept Plan must demonstrate how individual residential buildings can achieve compliance with the SEPP 65, and particularly the Residential Flat Design Code guidelines. The Department requires further detailed information on the following:

- How proposed buildings C and D can comply with the solar access requirements at midwinter;
- That a minimum of 60% of apartments within each residential building are naturally cross ventilated;
- That the depth of the proposed building envelopes will support a high level of residential amenity for future occupants;
- That less than 10% of all units within each residential building are south facing; and
- Building separation between Buildings E and D is consistent with the RFDC requirements.

Traffic

- Given the level of concern relating to traffic impacts associated with the development, further consideration of the intersection modelling and method of calculating traffic generation, site access, the layout of the basement car park and shared zones is required. The issues outlined within the RTA submission must be clearly addressed to ensure that the RTA are satisfied with the traffic flow and movement throughout the site and on the surround road network.

Car Parking and Servicing

- The Department considers the number of proposed residential car parking spaces to be excessive given the site's excellent connectivity to public transport and services. One space per residential unit should be considered as a maximum rate with further consideration given to reducing this provision by the inclusion of car share and travel demand management opportunities in line with Transport NSW comments. The retail and commercial parking requirements should be calculated using RTA rates and should include the replacement of those on-street parking spaces along Flora Street lost as part of the redevelopment of the site.

Voluntary Planning Agreement (VPA)

- The Department raises concern with the proposed VPA, particularly with regard to the delivery and acceptance of the proposed public park and the commuter car park by Railcorp and Sutherland Shire Council. Given issues raised within submissions received by Council and Transport NSW, an alternative VPA or Section 94 contribution may be required.

Environmental

- The PPR is to confirm the total area of STIF located on the site and the total area of STIF to be removed from the site. The PPR should also provide specific details of the area and location of replacement STIF.
- The PPR shall demonstrate how the proposed ponds are of a sufficient size (area and length) to be effectively used by the threatened bat species, including during the construction phase of the proposal.

Ecological Sustainable Development

- The PPR shall indicate the likely Green Star level that each building within the development will achieve, and what ESD principles will be incorporated to achieve the

desired Green Star level. The desired Green Star level and those principles use to achieved the level shall be incorporated into the Statement of Commitment.

Reports to be Updated:

- All reports submitted as part of the EA should be reviewed and revised in light of any revisions made in the resolution of the above issues. Note, supplementary and technical reports should also be reviewed and amended to ensure that the extent of the proposed Concept Plan is accurately reflected.

Policies to be addressed

- Metropolitan Plan for Sydney 2036.