

Director General's Requirements

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

Application number	MP06_0101 MOD 1
Project	Concept Plan - Pemulwuy Mixed Use Development
Location	The Block, Redfern
Proponent	DeiCorp Construction Pty Ltd, acting on behalf of the Aboriginal Housing Company
Date issued	12 August 2011
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	<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 <ul style="list-style-type: none"> • Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Major Development) 2005; ○ State Environmental Planning Policy (Infrastructure) 2007; ○ State Environmental Planning Policy No.65 Residential Flat Design Code; ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; ○ NSW Planning Guidelines for Walking & Cycling and the NSW Bike Plan; ○ Metropolitan Transport Plan; ○ Sustainable Sydney 2030. 2. Original Concept Plan <ul style="list-style-type: none"> • Detail the amendments to the original Concept plan and justify any non-compliance with the development controls in the SEPP (Major Development) 2005. 3. Urban Design and Design Excellence <ul style="list-style-type: none"> • Analysis of proposed bulk and scale of the proposal against the existing bulk and scale of surrounding development. • Consideration of issues relating to wind impacts, density, heights, topography, streetscape, shadowing, view corridors, connectivity, street address, open space, vegetation, traffic management and road hierarchy. • Demonstrate design excellence in accordance with SEPP (Major Development) 2005 for any new buildings, particularly those in Precincts 1 and 3 that form a gateway to the development from Lawson Street. • Detailed attention is to be paid to that façade of the building in Precinct 3 facing the railway line as it forms a key gateway element to the city when viewed from the rail corridor. 4. Transport Management and Accessibility Impacts <ul style="list-style-type: none"> • Provide a Transport and Accessibility Impact Assessment (TAIA). As part of the TAIA, justify the extent of on-site car parking for the proposed development having regard to the site's high accessibility to public transport. • Analysis of existing car parking provisions and resultant changes proposed as part of the modification, including an increase in the number of car parking spaces from 71 to 323, and the location of the entry/exit point to the basement car park. • Provide clarification and justification on the intent of use and the nature of the operation of

	<p>the public parking area.</p> <ul style="list-style-type: none"> • Address the potential for a location specific sustainable travel plan such as a Work Place Travel Plan (WTP) for residents and visitors of the site. <p>5. Streetscape and Public Domain</p> <ul style="list-style-type: none"> • Provide an explanation and justification of the proposed changes to the design and function of the railway bridge and compliance with RailCorp requirements. <p>6. Heritage Interpretation</p> <ul style="list-style-type: none"> • A Heritage Interpretation Plan addressing the cultural and social significance of the area is to be prepared. This shall also include an assessment on the heritage significance of the railway corridor retaining wall and railway bridge. <p>7. Staging</p> <ul style="list-style-type: none"> • The EA must include staging details for the proposal including the timing of all infrastructure works, and methodology for protecting the amenity of completed stages whilst subsequent stages are under construction. • The EA shall address the provision of appropriate private and public open space for relevant stages. <p>8. Planning Agreements / Developer Contributions</p> <ul style="list-style-type: none"> • The EA shall address the provision of public benefits, services and infrastructure having regard to any relevant section 94 Plan, including any Planning Agreement. <p>9. 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. <p>10. Statement of Commitments</p> <ul style="list-style-type: none"> • The EA must include an updated draft Statement of Commitments detailing measures for environmental management, impact mitigation and ongoing monitoring.
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 Development SEPP; and
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	<p>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>
<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 (Esq.) 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; • 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; • Any changes that will be made to the level of the land by excavation, filling or otherwise. 5. Other plans (to be required where relevant): <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and of the adjacent railway corridor, 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 for each stage, screen planting along common boundaries and tree protection measures both on and off the site;

	<ul style="list-style-type: none"> • 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; 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 • 8 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.