



Planning

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Mr Brian Mann
Director
Robertson & Marks Architects Pty Ltd
Ground Floor 11-17 Buckingham Street
SURRY HILLS NSW 2010

Our ref: MP 09_0216
MP 09_0219
File: S09/04920-1

Dear Mr Mann,

Concept Plan and Stage 1 Project Application for a Residential Development at the Former Meadowbank Employment Area, Meadowbank and Ryde (MP09_0216 & MP09_0219)

Thank you for your request for Director General's Environmental Assessment Requirements (DGRs) for the above Concept Plan and Stage 1 Project Application. 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 Concept Plan and Stage 1 Project Application.

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.

Please find attached copies of submissions from other agencies addressing their key issues for the proposal. 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.

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

Yours sincerely



Michael Woodland
Director
Metropolitan Projects
As delegate for the Director General

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

Application number	MP 09_0216 MP 09_0219
Project	Concept Plan application for a residential development and associated infrastructure. Stage 1 Project Application for the demolition of existing buildings and construction of a residential development.
Location	Former Meadowbank Employment Area; Bowden, Belmore, Church and Waterview Streets; Nancarrow and Rothesay Avenues; Constitution Road and Hamilton Crescent West; Meadowbank and Ryde
Proponent	Robertson + Marks Architects on behalf of Holdmark Property Group
Date issued	20 MAY 2010
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	The Environmental Assessment (EA) must address the following key issues: 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 Urban Design/Public Domain - 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 addresses the surrounding environment and the desired future character for the locality. - The EA shall address the design quality with specific consideration of the scale, massing, setbacks, building articulation, landscaping, safety by design and public domain, including an assessment against the CPTED Principles. - The EA shall provide the following: - Comparable height study to demonstrate how the proposed height relates to the height of the existing/approved developments surrounding the subject site, within the subject site and in the locality; - Visual and view analysis to and from the site from key vantage points, including from the water and from the opposite side of the Parramatta River. This analysis should also include a consideration of views from existing and approved buildings within the Meadowbank Employment Area and surrounding areas; and, - Options for siting, scale, massing and orientation of building envelopes; and, - Options for the provision of/and enhancement of public open space, and, location of roads, footpaths and vegetative reserves, - The EA shall demonstrate how the Stage 1 Project Application development will integrate with the overall Concept Plan proposal. - The EA shall provide a summary of community benefits, eg. the provision of public open space, provision of pedestrian and cycle links, rejuvenation of the foreshore area/riparian area, and infrastructure upgrades.

3. Isolated Sites

- The proposal should seek to amalgamate with the adjacent properties within the Meadowbank Employment Area not included in this application so that there is a more appropriate and reasonable relationship with future developments in the locality. The EA shall include details outlining negotiations with the owners of the affected properties. In the event that amalgamation is not possible, the EA shall address development potential of the isolated sites, and identify how future staging of these isolated sites can be integrated into the overall Meadowbank Employment Area.

4. Staging

- The EA must include details regarding the staging of the proposed development including the provision and timing of all required infrastructure works, including community facilities, open space and flood mitigation works. The EA shall identify the infrastructure work required to ensure that the **Stage 1 Project Application** development is fully serviced and that the infrastructure works serving the **Stage 1 Project Application** will be integrated with those for the Concept Plan area.
- The EA shall address the provision of private and public open space areas for the Concept Plan and **Stage 1 Project Application**, and demonstrate that an appropriate area of private and public open space will be provided to serve the **Stage 1 Project Application**.
- The EA shall include staging details for remediation of contaminated land (if staged) and ensure that all required remediation works for each development site (and adjoining sites) are completed prior to the occupation of each building.
- The EA shall address architectural design for each future stage. The proposal should demonstrate design excellence, and may include consideration of engaging more than one architectural firm for a specific/key stage(s).

5. Land Use

- The EA shall address the relevant regional and local strategies in relation to the desired future mix of landuses, and provide a justification for the solely residential floorspace being proposed.

6. Transport & Accessibility Impacts (Construction and Operational)

- The EA shall address the following matters:
 - Provide a Transport & Accessibility Study prepared with reference to the *Metropolitan Transport Plan – Connecting the City of Cities*, the updated *State Plan*, *NSW Planning Guidelines for Walking and Cycling*, the *Integrated Land Use and Transport* policy package the RTA's *Guide to Traffic Generating Developments*, and the *Meadowbank Employment Area – Masterplan Transport Assessment July 2007*, considering traffic generation (including daily and peak traffic movements), an estimate of the trips generated by the proposed development, any required road / intersection upgrades, access, loading dock(s) & service vehicle movements, car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages;
 - The Transport & Accessibility Study should model the key intersections listed in the RTA's letter dated 22 April 2010;
 - Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling); the potential for implementing a location-specific sustainable travel plan, the provision of facilities to increase the non-car mode share for travel to and from the site, including an assessment of existing and proposed pedestrian and cycle movements through, and within the vicinity of the subject site, taking into account Council's *Ryde Bicycle Strategy and Masterplan 2007*;
 - Demonstrate that a minimalist approach to carparking provision is taken based on the accessibility of the site to public transport;

- Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
- Aim to enhance east-west and north-south access through the site, including improvements to pedestrian access from/through the site to Meadowbank Rail Station to the west and Church Street bus services to the east,
- The provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. (**Note:** the Department supports reduced car parking rates in areas well-served by public transport); and,
- Preparation of a Traffic Management and Accessibility Plan (TMAP).

7. Environmental and Residential Amenity

- The EA must address solar access, acoustic privacy, visual privacy, and view loss and demonstrate that the Concept Plan development and **Stage 1 Project Application** achieve a high level of environmental and residential amenity. The Concept Plan overall, and the **Stage 1 Project Application** will need to address SEPP 65 and the Residential Flat Design Code (RFDC).

8. Public Domain

- The EA shall provide details on the interface between the proposed uses and public domain, and the relationship to and impact upon the existing public domain.
- The EA shall address the following;
 - Potential improvements to the existing public domain including provision of foreshore access, local streets, footpaths and shared - zones and identify any proposed road closures, openings and re-alignments;
 - Interface of proposed development and public domain;
 - An assessment of the quality and quantity of public open space in context with forecasts of demographic mix/population of the overall Meadowbank Employment Area;
 - Relationship to and impact upon existing public domain; and,
 - Provision of a strategy to activate and enhance the presentation and amenity of the site and the existing/proposed public domain including consideration of a public art plan.

9. 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.

10. Contributions

- The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contribution Plan, and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate this development.
- Existing social and community infrastructure should be identified and consideration be given to the need to enhance existing infrastructure and provide new infrastructure to meet the likely future demands rising from the redevelopment of the subject land and the Meadowbank Employment Area generally.

11. Consultation

- Undertake an appropriate and justified level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007*.

12. Drainage, Stormwater Management and Flooding

- The EA shall include a Stormwater Inundation Impact Assessment/Flood Study addressing: drainage/groundwater/flooding issues associated with the development/site, including infrastructure upgrades, stormwater, overland flows, management strategies/mitigation measures for development in flood affected areas; proximity to the Parramatta River foreshore; drainage infrastructure; and incorporation of Water Sensitive Urban Design measures, including an assessment of the potential effects of climate change, sea level rise and an increase in rainfall intensity.
- The EA shall include an Integrated Water Management Plan including any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.

13. Riparian Land and Threatened Species

- The EA is to provide details of the protection and rehabilitation of riparian land along the Parramatta River, including consideration of wider riparian setbacks in key locations to enhance the local foreshore connectivity value, and public access.
- The EA shall address impacts on the Wetland Protection Area including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment, in accordance with DECCW *'Threatened Species Assessment Guidelines 2007'*.
- The Commonwealth Department of Environment, Water, Heritage and the Arts should be consulted to ascertain whether the proposed development triggers the need for an assessment and approval under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

14. Groundwater Management

- The EA is to identify groundwater issues and potential degradation to the groundwater source and shall address any impacts upon groundwater resources, and when impacts are identified, provide contingency measures to remediate, reduce or manage potential impacts.
- If the proposal is likely to intercept groundwater, the need for a water licence under Part 5 of the Water Act 1912 should be addressed in the EA.
- The EA shall address the impact of the proposal on Groundwater Dependant Ecosystems.
- The **Stage 1 Project Application** shall provide details of any basement levels and associated tanking. The EA shall consider how basement voids will be isolated from the surrounding environment.

15. Utilities

- In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works for Stage 1 and the remaining stages in the Concept Plan.

16. Noise Assessment

- The EA should address the issue of noise impacts and provide details of how these will be managed and ameliorated through the design of the buildings, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.
- The EA shall address noise impacts during the construction phase of the development and address how these will be managed and mitigated in accordance with the *"Interim Construction Noise Guideline"* (DECCW, 2009).

	17. Contamination and Geotechnical Issues - The EA is to demonstrate that the site is suitable for the proposed uses in accordance with SEPP 55, and identify how future remediation will be managed to accommodate staging and occupation of residential buildings. This assessment should also include an analysis of any risks/hazards associated with urban salinity/acid sulphate soils. 18. Statement of Commitments - The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.
Deemed refusal period	60 days

Appendix A

Relevant EPI's and Policies to be addressed:

- NSW State Plan;
- Metropolitan Transport Plan 2010;
- Draft Inner North Subregional Strategy;
- Ryde Planning Scheme Ordinance 1979, Draft Ryde LEP 2009, Draft Meadowbank DCP 2007, City of Ryde Development Control Plan 2006, Meadowbank Employment Area Masterplan and other relevant Development Control Plans;
- SREP (Sydney Harbour Catchment) 2005;
- 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;
- SEPP 32 – Urban Consolidation; 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	The Environmental Assessment (EA) must include: 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	The following plans, architectural drawings, diagrams and relevant documentation shall be submitted; 1. An existing site survey plan drawn at an appropriate scale illustrating: • 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 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: • significant local features such as parks, riparian land, 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: • 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. 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 9.00am, 12.00 midday and 3.00pm. 6. Visual and 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. 7. Landscape plan - illustrating location, area and treatment of private and public open space areas on the site, screen planting along common boundaries, tree protection measures both on and off the site, public domain improvements and rehabilitation details of riparian land. 8. A physical massing model of the proposed development for the entire site (i.e. Concept Plan). 9. Sample board and written details of proposed materials, finishes and colours for the Stage 1 Project. 10. Stormwater Concept Plan - illustrating the concept for stormwater management, including details of the proposed stormwater easement. 11. 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. 12. Arborist Report identifying existing trees on the site, their condition and recommendations for retention/protection/removal. 13. 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. 14. 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. Note: Where a Desktop Assessment identifies a potential impact, the proponent may be required to undertake a detailed investigation. 15. Stormwater Inundation Impact Assessment/Flood Study – prepared by a suitably qualified engineer.
Documents to be submitted	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, 8 copies of the EA for exhibition; 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), each file not exceeding 5Mb in size.

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.

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Michael Woodland
Director, Metropolitan Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001

23 April 2010

Dear Michael

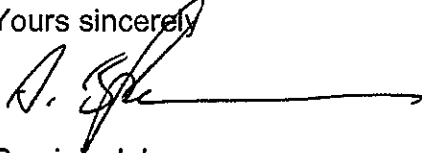
**REQUEST FOR PROVISION OF KEY ISSUES AND ASSESSMENT
REQUIREMENTS - CONCEPT PLAN AND STAGE 1 PROJECT
APPLICATION FOR A RESIDENTIAL DEVELOPMENT AT THE FORMER
MEADOWBANK EMPLOYMENT AREA, MEADOWBANK/RYDE
(MP09_0216 AND MP09_0219)**

I refer to your letter dated 1 April 2010 regarding the draft Director General's Requirements for a Part 3A Project at the Meadowbank Employment Area, Meadowbank/Ryde.

The City of Ryde Council has reviewed the draft Director General's Requirements (DGRs) and has raised additional issues that should be addressed in any forthcoming Environmental Assessment and accompanying documentation. Please find these issues attached.

The City Of Ryde thanks you for the opportunity to comment upon the draft Director General Requirements and looks forward to further consultation regarding this proposal.

Yours sincerely



Dominic Johnson
Group Manager, Environment and Planning
City of Ryde Council

Environmental Assessment

1. Relevant EPI's policies and Guidelines to be Addressed	It is noted that Appendix A of the Draft DGRs identifies that the Draft Meadowbank DCP 2007 needs to be considered in any forthcoming Environmental Assessment. While the Draft Meadowbank DCP 2007 was exhibited by Council, the document was not adopted. This is because Council resolved that infrastructure funding should be resolved prior to the DCP becoming effective. The Draft Meadowbank DCP 2007 and associated studies will inform the preparation of the Ryde Local Strategy and Comprehensive Local Environment Plan and associated DCPs. The NSW Dept of Planning has set deadline of March 2011 for the Draft Ryde Comprehensive LEP to be submitted to the Minister for gazettal. In addition, it is also noted that Appendix A does not identify the need to consider the Meadowbank Employment Area Master Plan. Under <i>Environmental Planning & Assessment Amendment (Infrastructure and other Planning Reform) Act 2005</i>, Master Plans may be deemed DCPs. As such, consideration of the current in force master plan should be required. However, where there is a discrepancy between the Master Plan the Draft DCP should be given preference. Further to the above, it is also noted that Appendix A does not include <i>State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)</i>, <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i> and Council's <i>Development Control Plan 2006</i>. It is noted that these policies apply to the subject sites and should be considered in any forthcoming Environmental Assessment. An electronic disk containing a copy of the Draft Meadowbank DCP 2007 and associated documentation has been enclosed.
2. Built Form, Urban Design and Public Domain	It is recognised that the proposal in its current form involves a substantial increase in density from the current in-force planning controls and potentially from the draft DCP which provided for approximately 1700 additional dwellings over and above the existing development approvals. In this regard, careful consideration must be given to the massing, scale and height of buildings resulting from the proposal. It is noted that the Draft DGRs outline several requirements

	that must be addressed in any forthcoming Environmental Assessment for the subject site relating to above identified areas of concern. In addition to these requirements the following points should be considered. The comparable height study should not only take into account the height of existing and approved developments surrounding the subject site, but also those existing and approved within the identified area. Consideration should be given to how new buildings will relate to the existing buildings. However, existing buildings should not set the precedent for setbacks or building separation. The draft DCP establishes setback controls which aim to improve the relationship of buildings to the public domain and each other, provide for broader footpaths, more generous view corridors and shared communal open space in order to support an increased residential population. The visual and view analysis should consider views obtained from the water and the opposite side of Parramatta River. This is to demonstrate that the development will protect views from the river to the northern treed ridgeline of Meadowbank. Given the proposed increase in building height, it should also include consideration of potential view loss from existing and approved buildings both within the Meadowbank Employment Area and from surrounding areas. It is also recognised that whilst the Concept Plan addresses a large portion of the Meadowbank Employment Area, several sites have been excluded. Council strongly recommends that the area to be addressed by the concept plan be expanded as - in its current form - it will result in the creation of islands sites and an unsatisfactory, uncoordinated planning outcome. The scope and size of the proposal justifies that a holistic approach be taken to the entire Meadowbank Employment Area. At a minimum, it is considered that the Concept Plan area should be bounded by Constitution Road to the north, Bowden Street to the west, Rothesay Avenue to the south and Porter or Church Street to the east. See ATTACHMENT 1 Further to the above, it is noted that the subject sites contained within the study area are owned by several different property owners. Council assumes that the Department of Planning will ensure that all legal requirements regarding
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	owners consent will be followed during the consideration of the proposal. Attention is drawn to clauses 3.2, 3.3, 3.4 and 3.5 of the Draft Meadowbank DCP which focus on achieving design excellence. The recently completed Bayone and Waterpoint developments within the Meadowbank Employment Area have been designed by the one architect. In order to promote design excellence the concept plan should develop a strategy to ensure that several architectural companies undertake the concept plan and the design for individual buildings. In addition the Draft DCP Clause 3.5 required limited architectural competitions for buildings greater than 7 storeys.
4. Land Use	It is noted that the Preliminary Environmental Assessment does not identify any other uses within the area aside from residential. In this regard, it is important to note that existing zoning and that under the Draft Local Environmental Plan 2008 is intended to allow for a range of uses. Given the above, it is strongly recommended that the proponent review the proposed land uses in accordance with Council's zoning and the current planning controls. The proponent's attention should be directed to the <i>Employment Land Assessment – Meadowbank Employment Area</i>, prepared by MacroPlan Australia dated August 2007. Should the proponent seek to vary the permissible uses, this should be adequately justified through appropriate investigation of the subject area, surrounds and nearby centres. It must be noted that both the Meadowbank Employment Area Master Plan and the Draft Meadowbank DCP 2007 both allow for a range of different uses within the study area.
5. Transport and Accessibility Impacts (Construction and Operational)	The proponent's attention should be drawn to the <i>Meadowbank Employment Area – Master Plan Transport Assessment</i>, July 2007, prepared by Urbanhorizon as an input study to the Draft DCP. As identified previously, it is noted that the proposal results in a significant increase in density for the subject site. In particular, should the proposed development exceed that permitted by the Draft DCP, the proponent should demonstrate the reasonableness of the proposed density given the existing transport infrastructure including but not limited to roads, railways, ferry routes, cycleways and pedestrian pathways and where necessary provide management options and infrastructure upgrades.

	It is strongly recommended that the proponent develop a Traffic Impact Assessment Report undertaking a number of modelling options. Traffic generation rates used should be compliant with the RTA's <i>Guide to Traffic Generating Developments</i>. In addition to the above, it is noted that the Concept Plan includes a revised road and access network. The network should aim to enhance access east-west from public transport in Church Street to the railway and north-south to and from the foreshore parklands. The Environmental Assessment should also consider how the proposed network connects with that resulting from the existing and approved developments. The proposed network is to demonstrate accessibility and high levels of connectivity. With regards to cycle ways, the proponents attention should be drawn to <i>Council's Ryde Bicycle Strategy and Master Plan 2007</i>.
6. Environmental and Residential Amenity	It is noted that this section of the DGRs does not include consideration of prospective impacts of the proposal upon wind flow. Given that the proposal includes several buildings of a substantial height within close proximity of one another, it is recommended that a Wind Impact Assessment Report be provided. In addition to the above, it should be noted that Council's DCP 2006 provides detailed requirements relating to Environmental and Residential Amenity. Specific reference is made to those relating to access, waste management and car parking.
9. Community Benefit	It is noted that the Draft DGRs require a summary of community benefits. In this regard, it should be demonstrated that the proposed public open space and infrastructure will be adequate for the proposed increase in density and respond to site characteristics (e.g. flood management) Council is currently reviewing community facilities needs. As this study is incomplete the proponent must prepare a Social Impact Assessment and identify the quantum, type and location of community facilities within the precinct. It is strongly recommended that community benefit such as public domain upgrades and community facilities are subject

	to a deed or deeds of agreement between Council and developers.
10. Contributions	It is noted that the Preliminary Environmental Assessment identifies that the proponent will seek to enter into a Voluntary Planning Agreement. Full details of any such Planning Agreement should be detailed within the Environmental Assessment including but not limited to, facilities and infrastructure to be provided, monetary sums to be provided and estimated cost of items to be provided, land and stratum lot dedications to be provided in addition to the contributions that would be required under Council's Section 94 Plan. In this regard, substantial work has been undertaken by Council as an input to the Draft Meadowbank DCP 2007. A number of public domain and infrastructure upgrades are identified in the Draft DCP (refer clause 4.1.3). These are not addressed in the current s94 plan and have been subsequently costed against the anticipated value uplift represented by the Draft DCP. A commercial-in-confidence Value Uplift Study prepared by MacroPlan Australia and WT Partnership (Quantity Surveyors) concludes that there is substantial capacity to fund the Draft DCP public domain improvements. ATTACHEMENT 2 provides a summary of these matters. ATTACHMENT 2 identifies the considerable development realisation value that would be achieved if the development occurred in keeping with the Draft Meadowbank DCP 2007. As this proposed scheme is more ambitious and provides for greater uplift and improved development realisation, the community benefit figure of \$33 million identified in the attachment should be considered as a minimum only. This value will need to be revisited and increased to reflect both the increased resultant population and the increased public amenity demand. The demand should be illustrated and dealt with through the Social Impact Assessment and infrastructure upgrades identified in the Traffic and Transport studies.
11. Drainage and Stormwater Management	Parts of the Meadowbank Employment Area are known to be flood prone. In particular, detailed specialist investigations have revealed that the Constitution Road embankment upstream of 37 Nancarrow Avenue is at risk of collapse under flood conditions. This is due to the fact that the embankment

	is constructed across an old watercourse without sufficient provision for drainage. As a result, Ann Thorn Park is known to act as a de facto detention basin during floods and, in the event of overtopping, is predicted to breach. A qualitative risk assessment has determined a high level of risk associated with an embankment breach as well as mitigation measures. As a result, on June 2007 Council adopted the Ann Thorn Park Flood Management Strategy. Broadly speaking, the Strategy consists of the following key components: • Lowering and reconstruction of the Constitution Road embankment using suitably engineered fill and surfacing to ANCOLD specification. • Construction of an upgraded trunk drainage pipeline and pit inlet structures from Richard Johnson Crescent to the Parramatta River, generally along the alignment of the existing Council drainage pipeline. • Construction of an engineered culvert through Constitution Road and/or construction of an engineered spillway to ANCOLD specification to facilitate overland flow during large to extreme storms. • Provision of a 16m wide overland flow path above the upgraded pipeline from Constitution Road through to the Parramatta River. The Strategy is estimated to cost \$6.5million and implementation relies upon downstream development, through funding and/or works in kind. Implementation of the Strategy has commenced with detailed design works underway and part funding secured through a VPA. Existing studies and documentation supporting the Strategy include: • Embankment Breach Assessment – Constitution Road, Meadowbank (Golder Associates, 2007) • Ann Thorn Park – Flood Study Review and Flood Management Strategy (City of Ryde, 2007) • Impact Assessment of Proposed Constitution Road Profile on Existing Flood Behaviour • Flood Impact Assessment, 146 Bowden Street, Meadowbank (Cardno, 2009) • Constitution Road Concept Road Design Drawings As a result, the applicant should give careful consideration to
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	the flood prone nature of the subject area, and have regard to the existing flood regime and the impact that the proposal may have on the environment. The Environmental Assessment must provide full details of proposed mitigation measures and strategies to address the flood prone nature of the area, including integration with Council's Flood Management Strategy and approved downstream development including 146 Bowden Street, Meadowbank. REFER to Report Manager Catchments and Assets, Anne Thorn Catchment, Council Meeting 7 August 2007.
13. Utilities	In regards to this requirement of the Draft DGRs, careful consideration of the proposed densities resulting from the proposed concept plan should be taken into consideration.
Plans and Documents to accompany the Application	
Plans and Documents	The following plans are to be provided at the concept stage 7. Landscape Plan – Any forthcoming Landscape Plan should include details of the public domain improvements to be provided as part of the proposed development. 9. Stormwater Concept Plan – the Stormwater Concept plan shall be prepared with DCP 2006 part 8.2 of Council's Stormwater Management Manual and shall incorporate Water Sensitive Urban Design measures. A Stormwater Inundation Impact Assessment should accompany any forthcoming Environmental Assessment. This should include management strategies for development in flood affected areas. The proponent should submit the documentation that is required by clause 3.3 of the Draft DCP as part of the Environmental Assessment.
Additional Documents to be submitted	Acoustic Impact Assessment Report – An Acoustic Impact Assessment Report that addresses the impacts of the proposed/existing roads and railways and how the development responds to these impacts is to be provided. This directly relates to the <i>Residential and Environmental Amenity</i> and <i>Noise Assessment</i> sections contained within the draft DGRs.

	Preliminary Engineering Plans – Preliminary Engineering Plans should be provided for all infrastructure work proposed as part of the development. The plans shall be prepared in accordance with DCP 2006 Part 8.2 of Council's Stormwater Management Manual, <i>Environmental Standards Development Criteria – 1999 Section 4 – Public Civil Works and section 1 Driveways, Australian Rainfall & runoff 1987.</i>
	Soil and Water Management Plan – given the scope of the proposed work a Soil and Water Management Plan in accordance with "<i>Managing Urban Stormwater, Soils and Construction</i>" prepared by the Department of Housing should also be submitted.
	Safer By Design Evaluation – A Safer By Design Evaluation is to be provided, demonstrating that consideration of crime hazards and location risks have been undertaken during the design process. This is to be in addition to consideration of the proposal against CPTED Principles.
	Social Impact Assessment – A Social Impact Assessment that demonstrates what impacts the increased number of residences will have on the site and surrounds is to be provided. This is to include a profile of the target population and will need to demonstrate how the proposal will link to community facilities within the wider City of Ryde region. The Social Impact Assessment will need to consider the proposed housing mix and diversity, and how this will cater to the needs of residents and the wider community.
	Waste Management Plan – A Waste Management Plan that details how waste occurring from the demolition, construction and use of development will be managed.
	Flood Study and Flood Risk Assessment – It is recognised that a large portion of the area identified by the Concept Plan is affected by Overland Flow. In this regard, the proponent must provide a Flood Study identifying and assessing the impacts the proposal will have on the existing environment. The Flood Risk Assessment should fully detail the risks resulting from Flooding and the mitigation measures and strategies to be incorporated into the proposal. The study should be conducted in accordance with the principles outlined in the Eastwood & Terry's Creek Flood Plain Risk

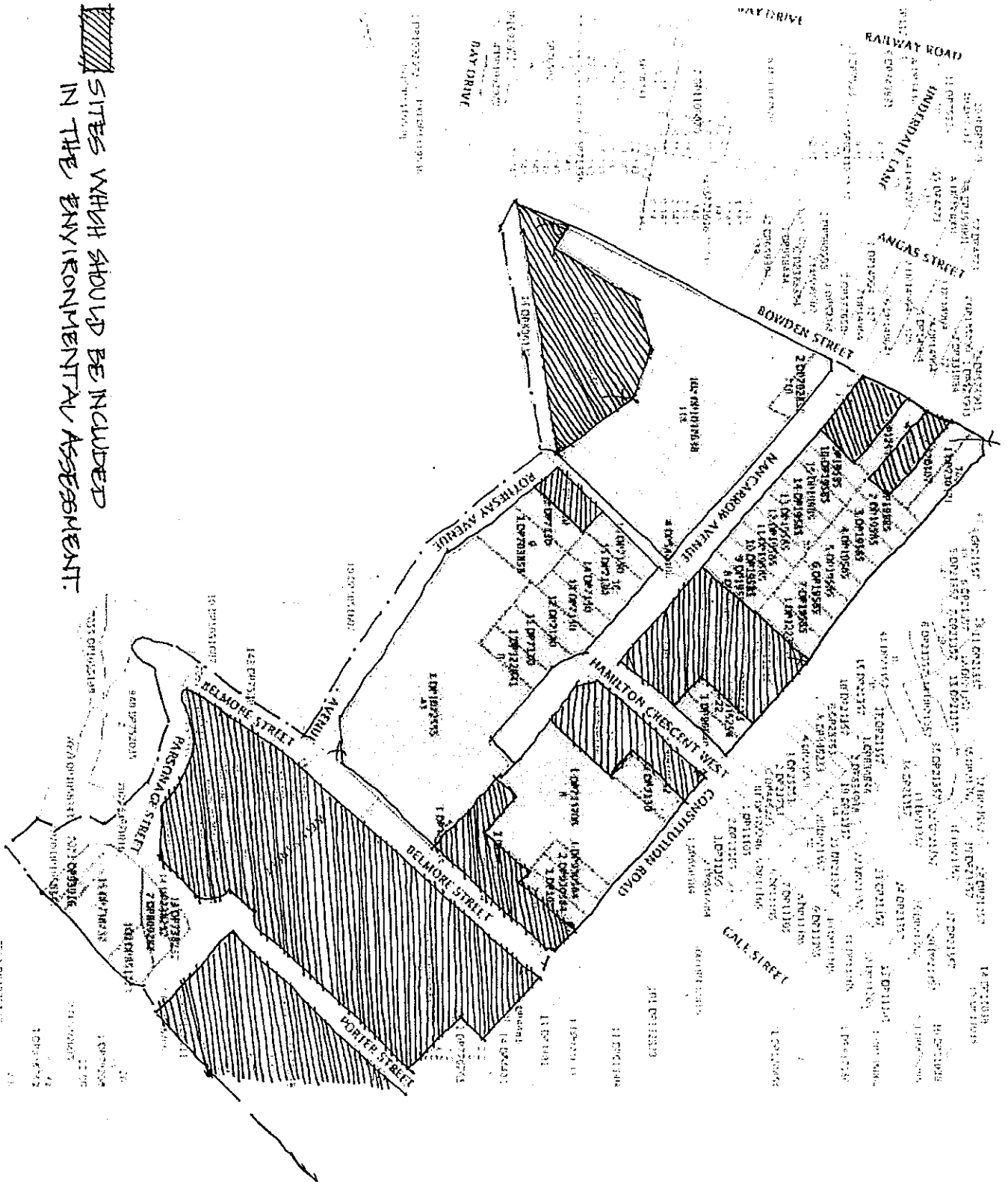
	Management Study & Plan. Eastwood & Terrys Creek Flood Plain Risk Management Study & Plan. Whilst it is recognised that the subject site is outside of the study area of the above mentioned study and plan, the principles contained within should be considered independently. Should the proposal include upgrading of Councils stormwater drainage system, all works are to demonstrate compliance with Part 8.2 of Council's Stormwater Management Manual & Australian Rainfall & Runoff 1987. Arborist Report – Given the scope of the proposal and the existing trees present within the subject area, it is strongly recommended that an Arborist Report in respect to existing trees form part of any forthcoming Environmental Assessment. Public Art Plan – It is noted that the Concept Plan consists of a large area resulting in a relatively high level of density. Given the extent of the public open space areas and the nature of the proposal, it is considered that any forthcoming Environmental Assessment should incorporate a Public Art Plan. The Public Art Plan should include but not be limited to, locations, budgeting, themes and nature of possible Public Art. Traffic and Transport Report – This report should demonstrate that the proposed transport infrastructure including but not limited to roads, cycle ways, pedestrian pathways, railways and ferry routes are suitable for the proposed level of development. It should also detail all strategies and mitigation measures to be incorporated into the development. This should include a Traffic Impact Assessment Report assessing the traffic impacts the proposed development will have on the existing road networks for cars, pedestrians and cycle ways. This should undertake a number of modelling options and include mitigation measures such as infrastructure upgrades so as to eliminate traffic impacts. Traffic generation rates used should be compliant with the RTA's <i>Guide to Traffic Generating Developments</i>, whilst the assessment itself should be undertaken against the relevant Australian Standards (including but not limited to AS2890), the applicable RTA guidelines and on site traffic counts.
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	Environmentally Sustainable Design Report – It is noted that under part '8. <i>Ecologically Sustainable Development (ESD)</i>' of the Draft DGRs, the Environmental Assessment must demonstrate that the development incorporates ESD principles. The ESD principles to be incorporated and the measures through which they will be obtained should be assessed against a suitably accredited rating scheme. In this regard, Council considers the Green Building Council of Australia's Green Star scheme to be suitable for the proposed development. It is strongly recommended that an Environmentally Sustainable Design Report demonstrating compliance with the Green Star scheme be submitted with any forthcoming Environmental Assessment.
	Contamination Report – Given the industrial nature of many of the sites identified in the Preliminary Environmental Assessment, it is considered that a Contamination Report demonstrating consideration of SEPP 55 and other applicable requirements accompany any forthcoming Environmental Assessment.
	Accessibility Report – An Accessibility Report demonstrating compliance with the requirements of the Disability Discrimination Act 1992 should be submitted with any forthcoming Environmental Assessment. This is to include consideration of the works proposed under the Project Application as well as the proposed access network throughout the concept plan.
	Economic Impact Statement – It is recognised that the Concept Plan has identified that the land uses as residential uses only. Should the proposal be expanded so as to include retail/commercial land uses, an Economic Impact Statement should be included in any forthcoming Environmental Assessment.
	Pedestrian Wind Environment Statement – A Pedestrian Wind Environment Statement is to be included in any forthcoming Environmental Assessment.
	Building Code of Australia Capability Statement – Given the scope and nature of the proposal, a statement demonstrating that the proposal will be able to satisfy all the applicable requirements of the Building Code of Australia should accompany any forthcoming Environmental Assessment.

	External Finishes/Materials and Colours Schedule – A schedule detailing the external finishes of the development resulting from not only the project application but also the Concept Plan should be incorporated into any forthcoming Environmental Assessment.
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Attachment 1

**SITES WHICH SHOULD BE INCLUDED
IN THE ENVIRONMENTAL ASSESSMENT.**



Attachment 2

SHEPHERD'S BAY, MEADOWBANK

COSTED VALUE UPLIFT SUMMARY COMPARING EXISTING DEVELOPMENT POTENTIAL WITH DEVELOPMENT POTENTIAL UNDER THE PROPOSED DDCP 2007 Prepared 2008 for Development Sites over 4,000sqm

SITE	ADDRESS	SITE AREA (Approx.)	PURCHASE PRICE (LV - Land Value)	YEAR OF SALE	PERMISSIBLE FLOOR SPACE IN EX. RPSO	PERMISSIBLE FLOOR SPACE BASED ON DDCP 2007 ENVELOPES	DEVELOPMENT REALISATION	FUNDS AVAIL. TO FUND INFRASTRUCTURE (after Profit and Risk allowance taken out)	COMMUNITY BENEFIT (NOT ADDRESSED IN S94 PLAN BUT IDENTIFIED IN MEADOWBANK DDCP 2007 AND OTHER PLANS)
1	118-114 Bowden St	15,806	\$16,414,752	2005	20,864	41,727	\$218,934,366	\$29,718,530	Community benefit includes: - Upgrade Constitution Road to address flood management issues and incorporate cycle and foot paths - Construct new street on overland flow path - Stormwater Infrastructure upgrades - Pedestrian links from Nancarrow Road to Rolhesay Road - Extend Nancarrow Road to connect with Belmore St - Pedestrian link from new street on overland flow to Bowden St and to connect with existing pedestrian link up to Railway Parade. - Extension of Rolhesay Road to Bowden St - Business incubator space (identified in Economic Development Strategy) - Commuter parking space (community representations) - Underground power / Smart poles or equivalent (Public Domain Plan)
2	146 Bowden St	7,524	4,200,000	2001	9,931	13,242	\$95,304,341	\$28,582,763	
3	37 Nancarrow Av	10,169	\$6,250,000	2001	8,949	20,134	\$122,533,689	\$25,015,899	
4	8-14 Constitution Rd	6,441	\$3,100,000 LV	No sale	8,501	13,602	\$82,824,689	\$13,095,989	
5	18-20 Railway Rd 13-17 Railway Rd 12 Railway Rd	4,169	\$880,000 \$800,000 \$194,000 LV	1996 1990 No sale	7,337	14,674	\$86,048,476	\$22,381,382	
6	125-135 Church St	10,729	\$5,100,000	2000	18,882	28,323	\$167,113,531	\$51,576,233	
7	41 Belmore St	14,473	\$6,200,000	2000	25,473	31,842	\$193,686,944	\$46,472,941	
8	115-157 Church St 8-12 Parsonage St	3,909	\$5,300,000	2002	6,879	15,478	\$92,348,372	\$20,719,918	
9	133-137 Bowden St	2,144	\$1,050,000 LV	No sale	3,773	5,660	\$38,634,582	\$2,949,013	
TOTAL					110,589	184,682	\$1,097,428,991	\$240,512,729	\$33,111,000¹

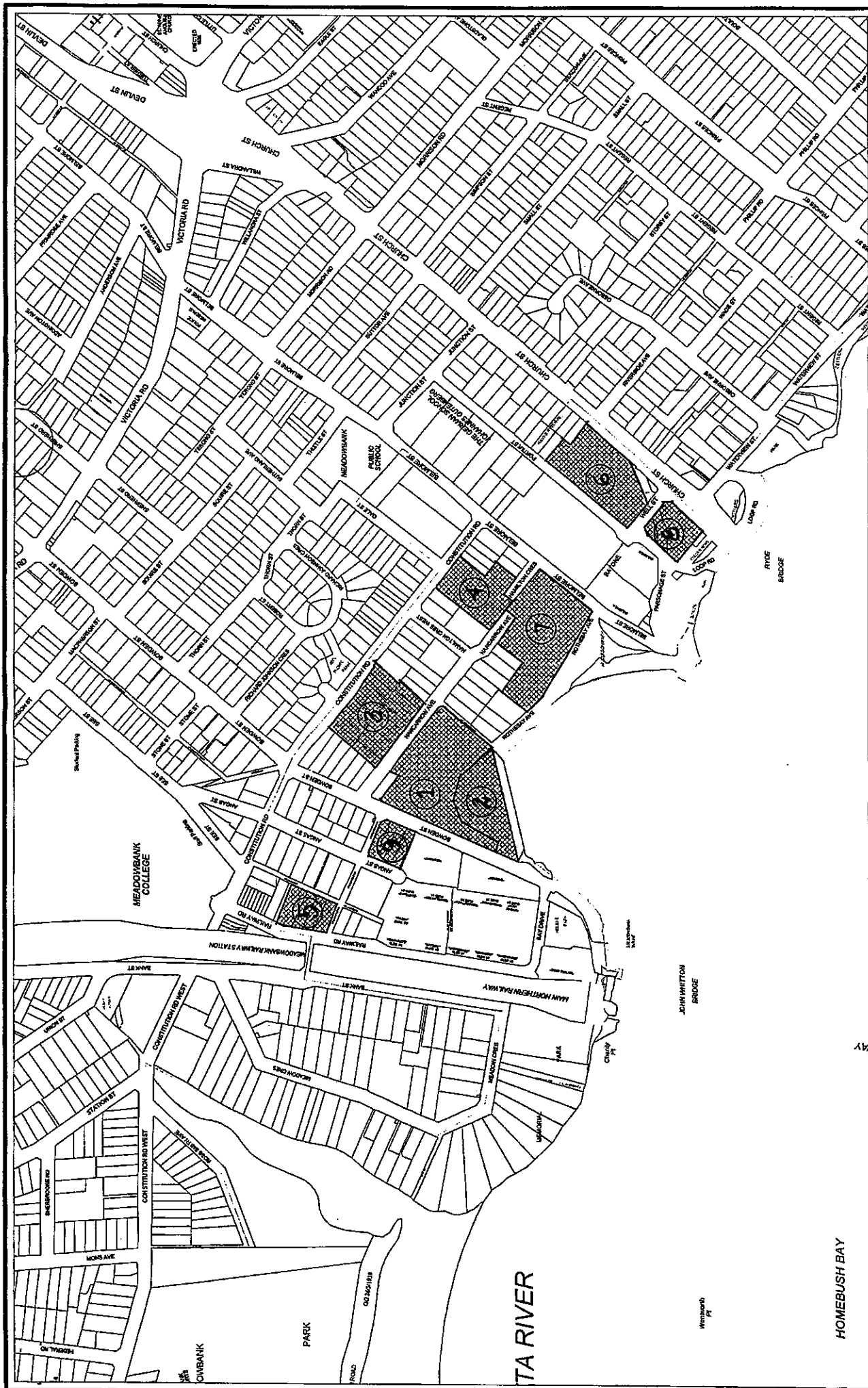
NOTE: Red denotes sites and community benefit located within the Meadowbank Part 3A Concept Plan proposal.
Sites 5 and 9 owned by the same group
The above sites are identified on the attached map

The Value Uplift Study MacroPlan 2008, concludes that:

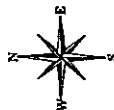
- Most of the sites investigated generate high potential for infrastructure funding contributions under the proposed planning controls – these results are summarised in a Site Yield Assessment.
- Some sites (in particular Site 9) are sensitive to the quantum and type of residential/commercial development and likely rents/residential sale values which influence the scope for infrastructure funding contributions under existing and proposed controls
- Overall, the development opportunities associated with the nine sites within the Meadowbank Employment Area demonstrate significant capacity for value uplift as a basis for both commercial returns on profit and risk and for contributions to local infrastructure on a site by site basis.

NB: Copies of MacroPlan 2008 Value Uplift Study can be provided to the Department of Planning on request.

¹ As calculated by WT Partnership as part of the MacroPlan 2008 Value Uplift Study



File Name:	YAW/UP/LIFT/501
Date:	23/04/2010
Scale:	1:5000 @ A3



DISCLAIMER
 The City of Ryde is not responsible for any errors or omissions in this map. The City of Ryde is not responsible for any damage or injury resulting from the use of this map. The City of Ryde is not responsible for any loss of property or any other consequences arising from the use of this map. The City of Ryde is not responsible for any loss of property or any other consequences arising from the use of this map. The City of Ryde is not responsible for any loss of property or any other consequences arising from the use of this map.

City of Ryde



Transport & Infrastructure

227 Elizabeth Street, Sydney, NSW 2000
GPO Box 1620 Sydney NSW 2001
Telephone 9268 2800 Facsimile 9268 2900
Internet www.transport.nsw.gov.au
ABN 25 765 807 817

Michael Woodland
Director, Metropolitan Projects
Development Assessments & Systems Performance
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attn: Andrew Beattie

Dear Mr Woodland,

Request for provision of key issues and assessment requirements – Concept Plan and stage 1 project application for a residential development at the former Meadowbank Employment Area, Meadowbank/Ryde (MP09_0216 and MP09_0219)

I refer to your letter dated 1 April 2010 seeking advice on the project application for Concept Plan and Stage 1 Project Application approval for a residential development at the above mentioned site. New South Wales Transport and Infrastructure (NSWTI) appreciates this opportunity to provide input to this matter.

NSWTI has reviewed the draft Director General's Requirements (DGRs), together with the Preliminary Environmental Assessment Report, and makes the following suggestions for inclusion in the final DGRs:

1. The following policies, planning instruments and development guidelines should be addressed in the environmental assessment:
 - Metropolitan Transport Plan 2010 (available at <http://www.nsw.gov.au/shapeyourstate>);
 - *Integrating Land Use and Transport* policy package;
 - *Development Near Rail Corridors and Busy Roads* – Interim Guideline (supporting State Environmental Planning Policy (Infrastructure) 2007); and
 - *Planning Guidelines for Walking and Cycling*.
2. In relation to the *Transport and Accessibility Impacts Study*:
 - The first dot point should be amended to read: "a Transport and Accessibility Study

prepared with reference to the *Metropolitan Transport Plan – Connecting the City of Cities*, the updated *State Plan*, *NSW Planning Guidelines for Walking and Cycling*, the *Integrating Land Use and Transport* policy package and the RTA's *Guide to Traffic Generating Developments*";

- Include an extra requirement to provide: "An estimate of the trips generated by the proposed development";
- Parking provision (listed separately at item 7) should be addressed in the proposed *Transport and Accessibility Impact Study* as an integral part of the Study. Further, the DGRs should seek "minimal levels of on-site car parking for the proposed development having regard to the high public transport accessibility of the site, local planning controls, and RTA guidelines. (Note: the Department supports reduced car parking rates.)".

The environmental assessment 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.

NSWTI requests that this letter be made available to the proponent and clarification of particular matters should be directed to Ana Temporini on 9268 2229 or ana.temporini@transport.nsw.gov.au

Yours sincerely,

 16/4/10

Juliet Grant

**A/ Senior Manager, Transport Planning
Centre for Transport Planning and Product Development**

CD10/02310



Office of Water

Mr Michael Woodland
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Contact: Janne Grose
Phone: 02 4729 8262
Fax: 02 4729 8141
Email: janne.grose@dnr.nsw.gov.au

22 April 2010

Our ref: ER21003
Your ref: MP09_0216 and MP09_0219

Attention: Andrew Beattie

Dear Mr Woodland

MP09_0216 and MP09_0219 – Concept Plan and Stage 1 project application for a residential development at the former Meadowbank Employment Area – Ryde Council

Thank you for your email of 1 April 2010 requesting key issues and assessment requirements from the NSW Office of Water (NOW) for the project proposal. I apologise for the delay in responding.

The NOW's key issues and assessment are in relation to:

- the protection and rehabilitation of riparian land
- groundwater and groundwater dependent ecosystems

Specific comment is outlined in Attachment A.

Contact Details:

Should you have any queries in respect to this matter, please contact me on (02) 4729 8262.

Yours sincerely

Janne Grose
Planning and Assessment Coordinator
Major Projects and Assessments
NSW Office of Water
Penrith

Department of
Environment, Climate Change and Water NSW





ATTACHMENT A

Specific Comments from the DECCW (Office of Water)

**Major Project – Concept Plan and Stage 1 project application for a
residential development - former Meadowbank Employment Area**

Director-General's Environmental Assessment Requirements

Relevant Legislation

The NSW Office of Water (NOW) is responsible for administering the Water Act 1912 and the Water Management Act 2000 (WMA) which manage and regulate the use of surface water and groundwater resources. The Environmental Assessment (EA) is required to take into account the objectives and regulatory requirements of these Acts, as applicable.

Relevant Policies

The EA is required to take into account the following NSW Government policies, as applicable:

- NSW Groundwater Policy Framework Document - General
- NSW Groundwater Quantity Management Policy
- NSW Groundwater Quality Protection Policy
- NSW Groundwater Dependent Ecosystem Policy
- NSW State Rivers and Estuaries Policy
- NSW Wetlands Management Policy

Protection and enhancement of riparian land

Section 4.2 of the Preliminary Environmental Assessment (PEA) indicates the subject land is located on the shores of the Parramatta River fronting Shepherds Bay and there is a large wooded area abutting the foreshore. The Parramatta River is an important major waterway and it is recommended the proposal enhances riparian land along the Parramatta River/ Shepherds Bay.

Department of
Environment, Climate Change and Water NSW



Riparian land in urban areas is an asset. Healthy viable waterways and riparian land have current and long term benefits to social/urban amenity, the community, waterway and catchment health, water quality, biodiversity, recreation, tourism, aesthetics etc.

The NOW's considerations for protecting and enhancing riparian land at the site are embodied in natural resource policy and planning documents including:

- The New South Wales State Rivers and Estuaries Policy. The objective of the policy are to manage the rivers and estuaries of NSW in ways which:
 - *Slow, halt or reverse the overall rate of degradation in their systems*
 - *Ensure the long term sustainability of their essential biophysical functions, and*
 - *Maintain the beneficial use of these resources.*
- The New South Wales Wetlands Management Policy
- The State Plan 2009 and the priorities and targets, particularly:
 - *protect our native vegetation, biodiversity, land, rivers and coastal waterways*
 - *Meet our State-wide targets for natural resource management to improve biodiversity and native vegetation sensitive riverine and coastal ecosystems, soil condition and socio-economic wellbeing*
 - *over the next 2 years we will increase the extent and improve the condition of native vegetation and habitats*
- State wide manual: Managing Urban Stormwater: Soils and Construction (NSW Government, Chapter 5 4th edition 2004) (the Blue Book).
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The EA needs to provide details (including scaled plans) on the rehabilitation of riparian land at the Meadowbank site. While it is recognised the riparian land at the site is heavily compromised and impeded by existing development along the local reach of this waterway there is a need for improved strategic revegetation solutions (including a pocket of wider riparian setback with plantings of local native riparian vegetation) to enhance the local foreshore connectivity value.

Section 5.1 of the PEA makes reference to the locating of outdoor areas with pedestrian access down to the water. The locating of public access to and along the foreshore should be consistent with the planning principles for land within the Foreshores and Waterways area of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005, namely:

- (a) development should protect, maintain and enhance the natural assets and unique environmental qualities of Sydney Harbour and its islands and foreshores,
- (b) public access to and along the foreshore should be increased, maintained and improved, while minimising its impact on watercourses, wetlands, riparian lands and remnant vegetation,
- (c) access to and from the waterways should be increased, maintained and improved for public recreational purposes (such as swimming, fishing and boating), while minimising its impact on watercourses, wetlands, riparian lands and remnant vegetation,

Groundwater

The NOW is responsible for the management of the groundwater resources. The proposal needs to protect groundwater resources in accordance with NSW State groundwater policy, enhance groundwater quality and protect groundwater dependent ecosystems (GDEs).

The EA should identify groundwater issues and potential degradation to the groundwater source and provide the following details:

- the predicted highest groundwater table at the site.
- any works likely to intercept, connect with or infiltrate the groundwater sources.
- any proposed groundwater extraction, including purpose, location and construction details of all proposed bores and expected annual extraction volumes.
- a description of the flow directions and rates and physical and chemical characteristics of the groundwater source.
- the predicted impacts of any final landform on the groundwater regime.
- the existing groundwater users within the area (including the environment), any potential impacts on these users and safeguard measures to mitigate impacts.
- an assessment of the quality of the groundwater for the local groundwater catchment
- an assessment of groundwater contamination (considering both the impacts of the proposal on groundwater contamination and the impacts of contamination on the proposal).
- how the proposed development will not potentially diminish the current quality of groundwater, both in the short and long term.
- measures for preventing groundwater pollution so that remediation is not required.
- protective measures for any groundwater dependent ecosystems (GDEs).
- proposed methods of the disposal of waste water and approval from the relevant authority.
- the results of any models or predictive tools used.

Where potential impact/s are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users, including information on:

- any proposed monitoring programs, including water levels and quality data
- reporting procedures for any monitoring program including mechanism for transfer of information.
- an assessment of any groundwater source/aquifer that may be sterilised from future use as a water supply as a consequence of the proposal.
- identification of any nominal thresholds as to the level of impact beyond which remedial measures or contingency plans would be initiated (this may entail water level triggers or a beneficial use category).

- description of the remedial measures or contingency plans proposed.
- any funding assurances covering the anticipated post development maintenance cost, for example on-going groundwater monitoring for the nominated period.

Licensing

If the proposal is likely to intercept or use groundwater, the need for a water license under Part 5 of the Water Act 1912 should be addressed in the EA.

All proposed groundwater works, including bores for the purpose of investigation, extraction, dewatering, testing or monitoring must be identified in the proposal and an approval obtained from NOW prior to their installation.

Basement excavations

Section 5.2 of the PEA notes that the heights of the residential buildings will range between 6 and 8 storeys but it is not clear if basement car parks are required as part of the proposal ?

If basement excavations are required and extend to and below the water table, tanking will be required due to:

- (1) the proximity to the Parramatta River and potential ongoing inflows from that source; and
- (2) the potential contamination arising from previous industrial land use.

Both of these issues will require the basement voids to be isolated from the surrounding environment. The EA needs to address this issue.

Groundwater Dependent Ecosystems

The EA needs to address the potential impact of the proposal on Groundwater Dependent Ecosystems (GDEs). The EA should include details on:

- the presence and distribution of Groundwater Dependent Ecosystems (GDEs) in the vicinity of the site
- the impact of ground disturbance due to subsidence and vibration (including river and creek cracking) and changes in hydrology due to subsidence on GDEs
- the potential impact of depressurisation of the local groundwater field on local wetlands.

GDEs are ecosystems which have their species composition and natural ecological processes wholly or partially determined by groundwater. GDEs represent a vital component of the natural environment and can vary in how they depend on groundwater, from having occasional or no apparent dependence through to being entirely dependent. GDEs occur across both the surface and subsurface landscapes ranging in area from a few metres to many kilometres. Surface and groundwaters are often interlinked and aquatic ecosystems may have a dependence on both.

Ecosystems that can depend on groundwater and that may support threatened or endangered species, communities and populations, include:

- Terrestrial vegetation that show seasonal or episodic reliance on groundwater.
- River base flow systems which are aquatic and riparian ecosystems in or adjacent to streams/ rivers dependent on the input of groundwater to base flows.
- Aquifer and cave ecosystems.

- Wetlands
- Estuarine and near-shore marine discharge ecosystems.
- Fauna which directly depend on groundwater as a source of drinking water or live within water which provide a source.

7 April 2010

Michael Woodland
Department of Planning
GPO Box 39
Sydney NSW 2001



Attention: Andrew Beattie

Dear Mr Woodland,

**Re: Request for provision of key issues and assessment requirements- residential development at the former Meadowbank Employment Area, Meadowbank/Ryde
MP09_0216 MP09_0219**

Thank you for your letter of 1 April 2010 regarding the request of the provision of key issues and assessment requirements for MP09_0216 and MP09_0219 a residential development at the former Meadowbank Employment Area, Meadowbank/Ryde. Sydney Water has reviewed the proposal and provides the following comments for the Departments consideration.

Sydney Water requirements for Environmental Assessment

To provide the developer with detailed servicing advice Sydney Water needs the environmental assessment to include the following:

1. *Integrated Water Management Plan*- the Integrated Water Management Plan should include any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.
2. *Assessment of Infrastructure*- the developer needs to provide Sydney Water with information on the required water and wastewater services and any augmentation that may be required for the proposed development. This will allow Sydney Water to determine the impact of the proposed development on its existing services and identify any augmentation requirements. When determining landscaping options, the developer should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes (attachment one).

Sydney Water Servicing

Sydney Water will further assess the impact of the development when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess if amplification and/or changes to the system are applicable. Sydney Water requests the Department continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water.

The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development. The proponent should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at www.sydneywater.com.au.

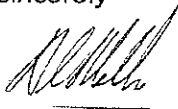
Sydney Water e-planning

Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au. The use of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms. It will also reduce the amount of printed material being produced. This email should be used for:

- Section 62 consultations under the *Environmental Planning and Assessment Act 1979*
- consultations where Sydney Water is an adjoining land owner to a proposed development
- Major Project applications under Part 3A of the *Environmental Planning and Assessment Act 1979*
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning within a 400m radius of a Sydney Water Sewage Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Alexandra Plumb of the Urban Growth Branch on 02 8849 6066 or e-mail alexandra.plumb@sydneywater.com.au

Yours sincerely



Adrian Miller
Manager Urban Growth Strategy and Planning



Our Reference:
Your Reference:
Contact:
Telephone:

RDC 10M571 – SYD10/00259
MP09_0216 & MP09_0219
Andrew Popoff
8849 2180

The Director
Metropolitan Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Andrew Beattie

**REQUEST FOR PROVISION OF KEY ISSUES AND ASSESSMENT REQUIREMENTS -
CONCEPT PLAN AND STAGE 1 PROJECT APPLICATION FOR A RESIDENTIAL
DEVELOPMENT AT THE FORMER MEADOWBANK EMPLOYMENT AREA,
MEADOWBANK / RYDE**

Dear Sir,

I refer to your letter of 1 April 2010 (Ref: MP09_0216 & MP09_0219) requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. It is noted that the Metropolitan Strategy has designated Meadowbank as a Small Village and which is located along a regional transport connection and facilitates future residential growth. It is important that the Residential development takes into consideration, and contributes to the achievement of, transport objectives contained in this and other high-level NSW Government strategies.

These strategies include the NSW State Plan and draft Inner North Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new urban development with existing and improved transport services; and improving the efficiency of the road network.

By addressing both the supply of transport services and measures to manage demand for car use, the EA report should demonstrate how users of the Commercial and Ancillary Retail development will be able to make travel choices that support the achievement of relevant State Plan targets.

2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required).

Roads and Traffic Authority

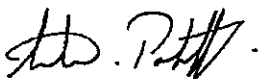
27-31 Argyle Street Parramatta NSW 2150
PO Box 973 Parramatta CBD NSW 2150 DX28555 Parramatta
www.rta.nsw.gov.au | 13 17 82

The key intersections to be examined / modelled include:

- Victoria Road/Bowden Street
 - Victoria Road/Belmore Street
 - Church Street/Well Street
 - Church Street/Junction Street
 - Church Street/Morrison Road
 - Any other local intersections that may be affected by the proposed development
3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (i.e.: turn paths, sight distance requirements, aisle widths, etc).
 4. The proposed number of car parking spaces is to comply with the appropriate parking codes. As this area is serviced well by public transport, it should be ensured the parking provision is kept to the minimum.
 5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
 6. Address the accessibility and traffic / transport principles detailed in the Ryde DCP 2006 and draft LEP 2008 and other appropriate Ryde City Council Planning instruments.
 7. The RTA requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (e.g. 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
 8. To ensure that the above requirements are fully addressed, the RTA requests that a Traffic Management and Accessibility Plan (TMAP) be undertaken for the proposed Residential site to properly ascertain the cumulative regional traffic impacts associated with development. The TMAP process provides an opportunity to identify a package of traffic and transport infrastructure measures required to support future development. Regional and local intersection and road improvements, vehicular access options for adjoining sites, public transport needs, the timing and cost of infrastructure works and the identification of funding responsibilities associated with the development should be identified.
 9. The RTA will require in due course the provision of a traffic management plan for all demolition/construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

Further enquiries on this matter can be directed to the undersigned on phone 8849 2180 or facsimile (02) 8849 2918.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A. Popoff'.

Andrew Popoff
A / Senior Land Use Planner
Transport Planning, Sydney Region

22 April 2010