

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

Our Ref: MP09\_0216

Dear Mr Mann,

**Concept Plan and Stage 1 Project Application for the Meadowbank Employment Area (MP09\_0216 and MP09\_0219)**

I refer to your Environmental Assessment (EA) for the proposed redevelopment of the above site. As you are aware, the Department has exhibited the application and a copy of all submissions received are available on the Department's website [www.majorprojects.nsw.gov.au](http://www.majorprojects.nsw.gov.au). In accordance with Section 75H of the *Environmental Planning and Assessment Act 1979*, you are required to respond to the issues raised in these submissions.

In addition, the Department has reviewed the submissions and considered the proposal as detailed in the EA. The Department considers that the proposed building height, form and density are excessive. Traffic and transport impacts, provision of open space and social infrastructure and residential amenity have been inadequately addressed. Further the Concept Plan relates to land which is not within the Proponent's ownership. A number of key issues are outlined in **Schedule 1**. The Department will also require additional information to complete its assessment as outlined in **Schedule 2**.

It is considered that a Preferred Project Report (PPR) should be prepared identifying how you have addressed issues raised by the submissions and the Department. The PPR must also demonstrate measures to minimise any environmental impacts of the proposal. A revised Statement of Commitments is also to be provided incorporating any amendments following your response to the submissions, and should be submitted as a separate document.

It is requested that you meet with the Department to discuss the issues raised in the public submissions and this letter. In this regard, please contact Michael Woodland, Director, Metropolitan & Regional Projects South on (02) 9228 6150 or email [michael.woodland@planning.nsw.gov.au](mailto:michael.woodland@planning.nsw.gov.au)

Yours sincerely



Chris Wilson  
**Executive Director**  
**Major Projects Assessment**

**Cc:** City of Ryde Council

## **SCHEDULE 1 - DEPARTMENT OF PLANNING KEY ISSUES**

### **Land to which the Concept Plan applies**

- Updated land ownership details must be provided, including landowners' consent of all properties within the Concept Plan. The PPR should include revised plans excluding land where owners' consent has not been granted which may include revised options for building envelopes and open spaces.
- Plans and details must be submitted to demonstrate that adjoining sites (not included in the Concept Plan) can develop independently of the proposed Concept Plan in accordance with Ryde Council planning controls.

### **Height, Built Form and Density**

- Further justification and analysis of building heights is required, including options for reduced building heights across the site. In particular, consideration should be given to reducing building heights fronting Constitution Road to provide a more appropriate transition between the Meadowbank Employment Area and existing low density residential area to the north (maximum building heights should be expressed in both storeys and to AHD).
- Insufficient justification is provided for the proposed height of the signature building adjacent to Church Street. The Department does not support heights of up to 16-18 storeys on this site and considers that heights should be reduced to a more appropriate level having regard for the topography and surrounding local context.
- Options for revised building envelopes across the site are required. This should include a reduction in the overall bulk and scale of the proposed buildings through increased setbacks, special treatments at prominent corner sites, and the incorporation of breaks and separation between buildings to improve streetscape presentation, residential amenity and increased solar access to open space in accordance with SEPP 65 and the Residential Flat Design Code (RFDC).
- Although the Department supports increased density on the site, it is considered that in conjunction with the reduced height and revised building envelopes, the dwelling yield should be reduced to improve overall residential amenity for future occupants and minimise amenity impacts on the existing locality.

### **Traffic and Transport**

- A revised Transport Management & Accessibility Plan (TMAP) and revised traffic modelling should be provided addressing the issues raised in the RTA's correspondence dated 28 February 2011 and Ryde Council's correspondence dated 4 March 2011 (including comments provided to Council by TAR Technologies dated 26 February 2011).
- Further analysis and consideration of public transport should be provided, including public transport modelling and mode share analysis in accordance with Transport NSW correspondence dated 4 March 2011.
- To minimise traffic generation and to encourage use of public transport, the proposed car parking provision of 4,500 spaces should be substantially reduced given the site's close proximity to public transport (rail, bus and ferry).
- Delivery of the entire length of new road construction between Nancarrow Avenue and Hamilton Crescent should be provided as part of Stage 1 of the development.
- Further analysis of linkages through the site and to surrounding transport facilities and services is required. This should include options to maximise pedestrian and cyclist safety and amenity and consideration of public domain upgrades both within and outside of the site boundaries, which may form part of a Voluntary Planning Agreement with Council.

### **Open Space and Public Domain**

- Further justification and analysis of the proposed open space should be provided. Given the significant increase in dwelling yield above the Council's expected growth capacity for the entire Meadowbank Employment Area, a larger area and proportion of the site should also be allocated to public open space. In particular, consideration should be given to increasing the provision of public open space within the Concept Plan boundary adjacent to the foreshore.
- Areas of open space should be quantified, including plans and details which clearly show proposed areas of public open space within the site boundaries, private communal open space and open space linkages to other sites. Confirmation should be provided on whether the open

space will be dedicated to Council or remain in private ownership and the mechanisms to allow public access.

- Further justification for the proposed foreshore link and boardwalk should be provided, including a response to the NSW Office of Water's concerns regarding the protection and enhancement of riparian land along the Parramatta River.
- Further consideration of the topography of the site should be provided. This should include consideration of the interface with the existing public domain (including existing street and kerb and gutter levels) and analysis of further options for addressing level changes within open spaces to ensure accessibility and equitable access for future residents.
- The Concept Plan should identify the extent of basement structures and the area available for deep soil planting to meet SEPP 65 and the RFDC.

### **Social infrastructure and Open Space**

- Further consideration should be given to the needs of future residents, in terms of open space and social and community infrastructure. This analysis should include consideration of the open space and community facility needs of future residents and the need to provide additional open space and community facilities within the Concept Plan.

### **Contributions, works-in-kind offsets and provision of infrastructure**

- Further details of infrastructure and/or works which may be delivered on the site as part of a Voluntary Planning Agreement should be provided. This will require further consultation with Ryde Council. Any infrastructure and/or works proposed to be offset against monetary Section 94 Contributions should be clearly identified and justified.

### **Stage 1 Project Application**

- The proposed building heights and envelopes for Stage 1 are inappropriate and result in a poor built form outcome and low residential amenity for future residents. The height and the length of buildings should be reduced and incorporate breaks/building separation to reduce the bulk of the building and to maximise residential amenity and solar access to the area of open space between the buildings.
- Revisions should provide a high level of residential amenity in accordance with SEPP 65 and the RFDC, in particular in terms of solar access, building separation and cross ventilation to apartments and solar access to the area of open space between the buildings.
- Deep soil planting should also be increased to meet SEPP 65 and the RFDC.
- The interface between the proposed finished floor levels and ground levels and existing street/kerb levels should be considered to ensure accessibility to the site, acceptable streetscape presentation and that building entries are prominent, legible and accessible.

## **SCHEDULE 2 - ADDITIONAL INFORMATION REQUIRED**

In addition to any revised plans and supporting documentation, including analysis of options and designs reflecting the issues raised in **Schedule 1**, the following additional information is required:

- A report identifying that the Concept Plan envelopes are capable of achieving compliance with SEPP 65 and the Residential Flat Design Code (RFDC) requirements and should include plans detailing typical floor layouts and apartment typologies.
- Further consideration of the proposed land uses should be provided including plans which nominate key locations for commercial and community use.
- An assessment of *Eucalyptus nicholii* in accordance with the *Threatened Species Assessment Guidelines 2007*.
- An assessment of microchiropteran bat habitat, including surveys to assess the presence and significance of the site for this group of threatened fauna, and appropriate recommendations, as required.
- Address Ryde Council's comments in relation to flood modelling and stormwater drainage.
- Revised waste management plan for Stage 1 in response to Ryde Council's correspondence.
- Revised plans and reports as required by the amendments to the Concept Plan.