



Contact: Amy Webb
Phone: 02 9228 6223
Fax: 02 9228 6540
Email: amy.webb@planning.nsw.gov.au

Our ref: MP05_ 0130 / 9040378-1
Your ref:

Mr Malcom Naylor
CRI Australia Pty Ltd
Level 2, 76 Berry Street
NORTH SYDNEY NSW 2060

Dear Mr Naylor,

Subject: Director General's Requirements for the Environmental Assessment of Proposed Mixed Use Development, Ryedale Road, West Ryde MP 05_0130

The Department has received your application for the proposed mixed use development at Ryedale Road, West Ryde (Major project: MP05_0130).

I have attached a copy of the Director General's requirements (DGR's) for the environmental assessment of the project. These requirements have been prepared in consultation with the relevant government agencies, including City of Ryde Council.

It should be noted that the Director-General's requirements have been prepared based on the information provided to date. 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 project.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the Environmental Assessment for the project to determine:

- the fees applicable to the application;
- relevant land owner notification requirements;
- consultation and public exhibition arrangements that will apply;
- options available in publishing the Environmental Assessment via the Internet.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. The Department will consult with other relevant government agencies in making this decision. If the Director-General considers that the Environmental Assessment does not adequately address the DGR's, 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.

If your proposal includes any actions that could have a significant impact on matters of National Environmental Significance, it will require an additional approval under the Commonwealth Environment Protection Biodiversity Conservation Act 1999 (EPBC Act). This approval would be in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Environment and Heritage in Canberra (02 6274 1111 or www.deh.gov.au).

If you have any enquiries about these requirements, please contact Amy Webb on 02 9228 6223 or via e-mail at amy.webb@planning.nsw.gov.au.

Yours sincerely

Chris Wilson
A/Executive Director
as delegate for the Director General

Director-General's Requirements

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

Application number	05_0130
Project	Demolition of existing structures and construction of a mixed use development consisting of residential, retail and commercial components, with commuter parking, significant public domain works, and strata and stratum subdivision
Location	Lots 100, 101, 102, 103 in DP 1067460 & Lots 1 & 2 and common property in SP 7370, Nos 2, 2F, 1/2F & 2/2F Ryedale Road, West Ryde which is known as the West Ryde Station Interchange Precinct.
Proponent	CRI Australia Pty Ltd
Date issued	
Expiry date	2 years from date of issue
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the project including the site area, land uses, building and floor layouts, details of the expected employment generated by the project, size and scale of the main components of the development, FSR, heights of each building and staging of the proposal. • consideration of any relevant statutory provisions; • overview of other environmental issues and any relevant provisions arising from environmental planning instruments; • an environmental risk analysis of the project which takes into consideration the issues raised during consultation; • a detailed assessment of the key issues specified below, which includes: <ul style="list-style-type: none"> - description of the existing environment; - an assessment of the potential impacts of the project; - a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; • a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures • a conclusion justifying the project, need for the project and alternatives considered 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; • a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.
Key issues	<p>The Environmental Assessment must address the following key issues:</p> <p>Statutory and Other Requirements</p> <p>All relevant legislation and planning provisions applying to the site, including permissibility and the provisions of all plans and policies including but not limited to State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development, State Environmental</p>

Planning Policy 55 – Remediation of Land, State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, Ryde Planning Scheme Ordinance, the West Ryde Urban Village Development Control Plan No.18 and the West Ryde Urban Village Master Plan. Where a variation is proposed, the Environmental Assessment must include a detailed analysis of the non-compliance and demonstrate that the proposal achieves the best or a better urban design outcome for the site over that provided by relevant planning provisions.

The Environmental assessment is to also consider in detail the proposal's consistency with the Metropolitan Strategy –'City of Cities' and particularly the appropriateness of the scale and density of the proposal in light of West Ryde's position in the hierarchy of centres and the development priorities and direction given in the Metropolitan Strategy.

Design, Visual Impacts and Design Quality Principles

A design competition is to be held to ensure the architectural quality of the buildings is appropriate to its context. The design competition process is to be consistent with the process used by the City of Sydney Council which is detailed in Central Sydney DCP 1996.

The environmental assessment is to demonstrate that the design and visual impact of the development is consistent with the desired future character of the West Ryde centre as described in the planning instruments and plans which apply to the West Ryde Urban Village and the proposed development. The discussion of the design and visual impact should address but not be limited to the consideration of density; street frontage; bulk and scale; massing; built form including roof form; aesthetics; visibility from public areas, energy and water efficiency; safety; pedestrian footpath; pedestrian connectivity through to and bicycle movement to, within and through the development and provision of public precinct space.

Environmental and Residential Amenity

The project must achieve a high level of environmental amenity within the site and for the surrounding sites and residents in terms of:

- *Solar access*: Overshadowing is to be minimised. Shadow diagrams demonstrating impacts of the proposal are to be submitted.
- *Wind impacts*: The massing and design of buildings must minimise wind impacts on pedestrian amenity. Wind modelling is to be undertaken to determine the existing and future wind conditions on site. A wind report is to be submitted.
- *Reflectivity*: Selection of materials is to minimise glare reflectivity impacts on users of the public domain; occupants of adjacent buildings and motorist visibility. Details of proposed materials are to be provided.
- *Noise*: An acoustic assessment, including mitigation measures, is required. The acoustic assessment should demonstrate that the proposal will be designed, constructed, operated and maintained so that there is no unacceptable level of noise impacts on the amenity of the locality. The mitigation measures that will be employed to

minimise the acoustic impact of the railway on the residents of the development are to be detailed.

Public Domain/pedestrians

The environmental assessment is to demonstrate how the proposed building envelope, building design and treatment of the public domain and open spaces will:

- Be consistent with 'Safer by Design' principles.
- Maximise safety and security within the public domain, particularly for pedestrians travelling to the commuter car park and across the site from the railway station.
- Maximise surveillance and activity within the public domain.
- Ensure access for people with disabilities.
- Minimise potential for vehicle and pedestrian conflicts.

Traffic Impacts (Construction and Operational)

A traffic and transport impact study shall be submitted with the environmental assessment which assesses the traffic and transport impacts of the project. The study shall:

- Address impacts and measures to mitigate impacts on local and arterial roads and adjacent road intersections; identify any required upgrading of roads and improvement works and the need for associated funding for upgrading or road improvement works, detail access points to development; existing traffic volumes with and without the development; AM and PM peak volumes; pedestrian traffic; parking requirements; provision and treatment of car parking; potential parking overflow; 10 year projected volumes with and without the development; cumulative impacts of adjoining and adjacent developments; where appropriate.
- Detail strategies for encouraging public transport patronage for employees and visitors, in particular the railway station given its proximity to the site.
- Provide details of service and delivery vehicles movements.
- Provide details of bicycle facilities to be incorporated into the development.
- Detail adequate emergency vehicle access.

Social and Economic Impacts

The environmental assessment is to address the social and economic context of the development in terms of infrastructure requirements, access, community services and facilities; and staging and monitoring of infrastructure works.

An economic impact study is to be submitted with the environmental assessment which details the capacity of the local housing market to absorb the density proposed in addition to the density increases which are already provided for by the planning controls and strategies governing land in the locality. The economic impact study is to also address the impact of the proposed commercial and retail component on the existing West Ryde centre.

Provision of Public Services and Infrastructure

Address provision of public services and infrastructure having regard to the Council's *Section 94 Contribution Plan*.

	<p>Rail Impacts Stray currents as a result of rail operations may impact on the structure of the development. An Electrolysis report prepared by a suitably qualified Electrolysis expert is to be submitted with the environmental assessment. The report is to detail the Electrolysis Risk to the development from stray currents, and the measures that will be taken to control the risk.</p> <p>Address noise and vibration impacts from adjacent rail activities, including mitigation and monitoring measures where appropriate, consistent with guidance published by Rail Corp including <i>Interim Guidelines for Applicants – Consideration of Rail Noise and Vibration in the Planning Process</i> and <i>Interim Guidelines for Councils – Consideration of Rail Noise and Vibration in the Planning Process</i>.</p> <p>Heritage A Heritage Impact Statement is to be submitted that addresses the potential heritage impacts of the proposal on the adjacent heritage conservation area, having regard to the Heritage Office guideline <i>Assessing Heritage Significance</i>.</p> <p>Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for water, electricity, waste disposal, telecommunications and gas. Identify staging, if any, of infrastructure works.</p> <p>Sydney Water have also advised that a 750mm main runs through the southern end of the proposed development site. The environmental assessment is to demonstrate that the trunk water supply main is not adversely affected by the development.</p> <p>Waste Management Address demolition and construction wastes that may be generated - likely quantities, proposed disposal destinations and best practices for safe handling and disposal in accordance with WorkCover's Occupational Health and Safety requirements.</p> <p>General Environmental Risk Analysis Undertake environmental risk analysis to identify environmental impacts associated with construction and operation of the project; recommend mitigation measures and potential significant residual environmental impacts after application of the mitigation measures.</p>
Consultation	<p>You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the environmental assessment:</p> <ul style="list-style-type: none"> • Ryde Council, • RailCorp, • Public: Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective

	<p>communications strategy.</p> <p>The consultation process and the issues raised are to be described in the Environmental Assessment.</p>
Deemed refusal period	<p>Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period is 60 days from the end of the proponent's Environment Assessment period for the project.</p>

Plans and Documents to accompany the Application

<p>Plans and Documents of the development</p>	<p>The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application:</p> <ol style="list-style-type: none"> 1. The existing site survey plan is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> • the location of the land, the measurements of the boundaries of the land, the size of the land 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. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, natural features such as watercourses, rock outcrops, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways etc. 3. A locality/context plan drawn to 1:500 scale (or other appropriate scale) should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space, water courses and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes • The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation. 4. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1. 5. The Architectural drawings (where relevant) are to be drawn to scale and illustrate the following: <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; • the floor plans of the proposed buildings indicating apartment location, layout, size and orientation; • the location and size of vertical and horizontal circulation of lifts, stairs and corridors; • section plans illustrating detailed sections of the proposed facades; • fenestrations, balconies and other features; • communal facilities and servicing points; • the height of the proposed development in relation to the land; • any changes that will be made to the level of the land by excavation, filling or otherwise; • the level of the lowest floor, the level of any yard or unbuilt area and the level of the ground; • parking arrangements, where vehicles will enter and leave the site, and how vehicles will move about the site; • pedestrian access to, through and within the site. 6. The shadow diagrams for developments comprising two or more storeys are to show solar access to the site and adjacent properties at summer solstice
--	--

	<p>(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.</p> <p>7. The Other plans including (where relevant):</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management from the site to the Council drainage system and include a detailed site survey. Where an on-site detention system is required, the type and location must be shown and must be integrated with the proposed landscape design. Site discharge calculations should be provided and the must include details of all major overland flow paths; • 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; • View analysis - artists impression, photomontages, etc of the proposed development in the context of the surrounding development; • Coloured elevations - of the proposed buildings drawn to the same scale as the architectural drawings. The elevations are to indicate height and key datum lines, building length and articulation, the composition of the façade and roof design, existing buildings on the site, building entries (pedestrian, vehicular and service), and profile of buildings on adjacent properties; • BASIX - compliance details and relevant certificates; and • Landscape Concept Plan – plan or drawing that shows the basic detail of planting design and plant species to be used, listing botanical and common names, mature height and spread, number of plants to be utilised and surface treatments (i.e. pavers, lawn etc); • Demolition & Waste Management Plan – where demolition is proposed, a plan which addresses demolition and construction wastes that may be generated including likely quantities, proposed disposal destinations and best practices for safe handling and disposal in accordance with WorkCover’s Occupational Health and Safety requirements must be provided; • Construction Management Plan – a plan which outlines traffic and pedestrian management during construction
<p>Specialist advice</p>	<p>Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practising consultants in relation to issues including, but not limited to, the following:</p> <ul style="list-style-type: none"> • Traffic; • Landscaping; • Geotechnical and/or hydro geological (groundwater); • Stormwater/drainage; • Urban Design/Architectural; • Contamination in accordance with the requirements of SEPP 55; • Acid Sulphate Soil Management Plan; • On-site effluent disposal; • BCA compliance.
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 10 hard copies of the Environmental Assessment; • 10 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below). • If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.
<p>Electronic Documents</p>	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:-</p>

- Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files.
- File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files.
- Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order.
- Graphic images will need to be provided as [.gif] files.
- Photographic images should be provided as [.jpg] files.
- Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each.
- Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order.

Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.