



NSW GOVERNMENT

Department of Planning

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

16 June 2006

Our ref: MP 06_0149
Your ref:
File:

Stewart Verity
Director
Urban Design & Planning
Architectus Sydney
41 McLaren Street
NORTH SYDNEY NSW 2060

Dear Stewart

Subject: Director General's Requirements for the Environmental Assessment of a Concept Plan and below ground works for a Studio and Office Complex at the Australian Technology Park, Eveleigh MP 06_0149

The Department has received your Concept Plan application and project application for 'early works' for a production studio and office complex at the Australian Technology Park, Eveleigh (Major project MP06_0149).

I have attached a copy of the Director General's requirements (DGR's) for the environmental assessment of the Concept Plan and DGR's for the environmental assessment of the project application for early works. These requirements have been prepared in consultation with the relevant government agencies including 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; and,
- number and format (hard-copy or CD-ROM) of the Environmental Assessment that will be required. NB. 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.

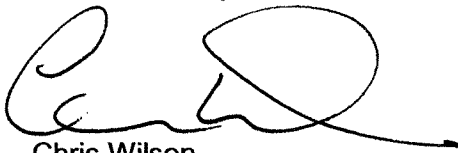
Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. The Department will consult with other relevant government agencies in making this decision. If the Director-General considers that the Environmental Assessment 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

A handwritten signature in black ink, appearing to be 'Chris Wilson', with a large loop and a trailing line.

19.6.06

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	06_0149
Project	Concept Plan for a Production studio and office complex at the Australian Technology Park.
Location	Zone C of the Australian Technology Park – as per Draft SEPP (Major Projects) Amendment (Redfern-Waterloo) 2006
Proponent	Architectus Sydney Pty Ltd
Date issued	19.06.06
Expiry date	2 years from the date of issue.
General requirements	The Environmental Assessment (EA) must include: • an executive summary; • description of the site, including cadastre and title details; • a Concept Plan detailing the proposed layout, land uses, details of the expected employment generated by the project, size and scale of the main components of the development, FSR, height and staging of the proposal; • a detailed justification for the proposed FSR including a consideration of the impact the proposed FSR will have on the development potential of sites within Floor Space Area H in the draft State Environmental Planning Policy (Major Projects) Amendment (Redfern-Waterloo) Policy 2006. • an assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below; • 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, 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	The Environmental Assessment must address the following key issues: Part A – Heads of Consideration • Likely environmental, social and economic impacts; • Justification for undertaking the project; and • The public interest Part B – Relevant EPIs and Guidelines to be addressed • Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including Sydney Regional Environmental Plan No.26 - City West (SREP 26), State Environmental Planning Policy 55 – Remediation of Land, Draft State Environmental Planning Policy (Major Projects) Amendment (Redfern-Waterloo) Policy 2006, Australian Technology Park Master Plan 2005 and the Draft Redfern-Waterloo Built Environment Plan (Stage One) February 2006. • Nature and extent of non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance; Building design The assessment is to address the visual impact of the project in the context of adjoining development and building mass as viewed from public areas. Visual aids such as a photomontage must be used to demonstrate visual impacts. The environmental assessment is to demonstrate that the design and form of the building will incorporate the following: • Building alignment on Central Avenue to be located on the boundary. • Active uses (retailing, cafes) are to be located at ground level street frontage to

- Central Avenue and the new open spaces.
- Where practicable plant equipment to be located within the basement to minimise the visual and acoustic impacts of roof-top plant. Where this cannot be achieved, justification for roof top plant rooms is required. Furthermore the rooftop plant shall:
 - Be designed as an integral part of the building.
 - Not unreasonably increase the visual bulk of the building.
 - Not increase overshadowing of the public domain, adjacent child care centre or residential development.
 - Be of high design quality and architectural expression.
 - Be adequately attenuated to avoid acoustic impacts on nearby and surrounding residential areas.
- High quality, interesting and contemporary architectural resolution and treatment.
- Continuous weather protection elements are to be provided along street frontages and building entries.
- Modern interpretation of elements of the existing heritage buildings including the Locomotive Workshop to the north-east located within ATP and the Large Erecting Shop located to the north.
- Suitably located pedestrian and vehicular access and egress to the development.
- Maintenance of existing significant view corridors.

Ecologically Sustainable Development

The environmental assessment shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases. Details shall be provided of sediment and erosion control and other measures during construction and water conservation and minimisation practices.

The statement of commitments should state the following;

- The building design shall incorporate passive design principles.
- The building will be designed to achieve a minimum 4.5 Star AGBR rating for the office component.
- The building will be designed to achieve 4 Green Stars as defined by the Green Building Council of Australia rating tool.
- Efficient waste management practices during construction and ongoing operation.

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:

- Maximise safety and security within the public domain, particularly for pedestrians travelling to 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, particularly along Locomotive Street
- Demonstrate good urban design and quality landscaping of the public domain through the submission of a Concept Plan design for the public domain.

Environmental and Residential Amenity

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

- *Solar access:* Overshadowing of the childcare centre, public open space and adjacent residential areas 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:* Demonstrate that the proposal will be designed, constructed, operated and maintained so that there is no unacceptable level of noise impacts (including traffic noise) on amenity in the locality. An acoustic assessment, including mitigation measures, is required.

Heritage

The site is located within the former Eveleigh Railyards which is listed on the State Heritage Register. The Locomotive Workshop to the north – east and Large Erecting Shop to the north are existing heritage buildings adjoining the site. A heritage impact

statement of potential heritage impacts of the project on the site, buildings and existing archaeological items is required having regard to the Heritage Office guideline *Assessing Heritage Significance*. The statement is to recommend actions to mitigate any impacts.

If any impact is anticipated on any archaeological relics, it is recommended that a research design for the proposed excavation should either be included in the Heritage Impact Statement or submitted as a separate document as part of the Environmental Assessment.

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:

- Demonstrate that the proposal is consistent with the RTA's in principle agreement to the proposed access to the Australian Technology Park (ATP) from the existing Henderson and Mitchell Roads intersection. The traffic report is to assess an access arrangement based on this requirement.
- Address impacts on local and arterial roads; adjacent road intersections; 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 measures to be implemented to mitigate any impacts identified;
- Identify any required upgrading of roads and improvement works to ameliorate any traffic inefficiency and safety impacts associated with the development and the need for associated funding for upgrading or road improvement works;
- 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.

Rail Impacts

Address noise and vibration impacts from adjacent rail activities, including mitigation and monitoring measures where appropriate, consistent with guidance published by Rail Corp including *Interim Guidelines for Applicants – Consideration of Rail Noise and Vibration in the Planning Process* and *Interim Guidelines for Councils – Consideration of Rail Noise and Vibration in the Planning Process*.

Identify the existence of any existing RailCorp services (such as pipes and cables) and structures within the development area by initiating the appropriate service searches. Where RailCorp services exist, an agreement must be made with RailCorp regarding the accommodation of the services.

Remediation of Site

The environmental assessment is to demonstrate compliance with the requirements of SEPP 55.

A comprehensive risk assessment is to be provided which addresses the acute and chronic health implications for construction workers and adjoining residents as a result of noise, dust, volatilised contaminants and odour from remediation activities. Provide a human health risk assessment for occupants of the development, having regard to cumulative health implications which may arise from contaminants on the site. The risk assessment shall be conducted in accordance with DEC's *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW*; WorkCover's *Occupational Health and Safety Requirements*; SEPP 55 and *Managing Land Contamination: Planning Guidelines* (Department of Planning and EPA).

Air Quality

Provide an appropriate level of air quality impact assessment prepared in accordance with *Approved Methods for Modelling and Assessment of Air Pollutants in NSW* (EPA), with particular focus on any point source or fugitive emissions that may be generated by storage, handling and redrumming activities.

Drainage and Flooding

	The environmental assessment is to address drainage issues associated with changes in the hydrological regime of the catchment as a result of the development. This should include a drainage concept plan for the site. Sydney Ports Sydney Ports have advised that ATP is traversed by the Port Radar microwave transmission projecting from Port Botany to the Harbour Control Tower at Miller's Point. Development within 30m of either side of the transmission 'line of sight' and with a height of RL 55.0m and over (height is the top of the tallest structure including lift shafts, telecommunications equipment etc) has the potential to impact on the Port Radar. Impacts on the Radar can generally be addressed through the installation of microwave repeaters on top of the building to Port's satisfaction and at the developers cost. The environmental assessment should address the impact of the proposal on the Port Radar. Easements The site is affected by a number of easements, including an access easement for Railcorp extending along Locomotive Street. This easement must remain unobstructed otherwise it will be necessary to obtain Railcorp's agreement to extinguish or alter the easement. All easements must be clearly shown in the documentation submitted with the environmental assessment. Services/infrastructure and utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for electricity, waste disposal, telecommunications and gas. Details of existing services (water, wastewater, stormwater, etc) and utilities currently servicing the site are to be provided along with details of any augmentation to services and utilities required to meet the demand generated by proposed project. Identify staging, if any, of infrastructure works. 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. Social and Economic Context 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. 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.
Consultation	During the preparation of the Environmental Assessment, you may wish to consult with relevant local, State or Commonwealth government authorities and service providers such as; • Redfern Waterloo Authority • Rail Corp • NSW Roads and Traffic Authority • NSW Heritage Council • City of Sydney Council • Department of Environment and Conservation The consultation process and the issues raised should be described in the Environmental Assessment.
Deemed refusal period	Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period is 30 days from the end of the proponent's Environment Assessment period for the project.

Director-General's Requirements

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

Application number	06_0149
Project	Project application for 'early works' for a Production studio and office complex at the Australian Technology Park.
Location	Zone C of the Australian Technology Park – as per Draft SEPP (Major Projects) Amendment (Redfern-Waterloo) 2006
Proponent	Architectus Sydney Pty Ltd
Date issued	19.06.06
Expiry date	2 years from the date of issue.
General requirements	The Environmental Assessment (EA) must include: • an executive summary; • description of the site, including cadastre and title details; • a detailed description of the proposed 'early works' including project objectives, design, construction, operation, maintenance and staging as applicable; • an assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below; • 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, 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	The Environmental Assessment must address the following key issues: Part A – Heads of Consideration • Likely environmental, social and economic impacts; • Justification for undertaking the project; and • The public interest Part B – Relevant EPIs and Guidelines to be addressed • Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including Sydney Regional Environmental Plan No.26 - City West (SREP 26), State Environmental Planning Policy 55 – Remediation of Land, Draft State Environmental Planning Policy (Major Projects) Amendment (Redfern-Waterloo) Policy 2006, Australian Technology Park Master Plan 2005 and the Draft Redfern-Waterloo Built Environment Plan (Stage One) February 2006. • Nature and extent of non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance; Construction management A construction management plan is to be provided with the environmental assessment. The construction management plan should include but not be limited to the following; • <i>Acoustic Impact</i> – An acoustic report is to be submitted that demonstrates that the proposed works will be managed so that there is no unacceptable level of noise impacts (including traffic noise) on

amenity in the locality. The report is to outline mitigation measures.

- *Ecologically Sustainable Development* - The environmental assessment shall detail how the development will incorporate ESD principles during construction works. Details shall be provided of sediment and erosion control and other measures during construction and water conservation and minimisation practices.
- *Hours of work proposed.*
- *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.

Traffic and Pedestrian management

A traffic and pedestrian management plan is to be submitted with the environmental assessment. The plan should address;

- Ingress and egress of vehicles to the site,
- Loading and unloading, including construction zones
- Predicted traffic volumes, types and routes, and
- Pedestrian and traffic management methods.

Heritage

The site is located within the former Eveleigh Railyards which is listed on the State Heritage Register as a heritage item. The Locomotive Workshop to the north - east and Large Erecting Shop to the north are existing heritage buildings adjoining the site. An assessment of potential heritage impacts of the proposed works on the site, buildings and existing archaeological items is required having regard to the Heritage Office guideline *Assessing Heritage Significance*. The assessment is to recommend actions to mitigate any impacts.

If any impact is anticipated on any archaeological relics, it is recommended that a research design for the proposed excavation should either be included in the Heritage Impact Statement or submitted as a separate document as part of the Environmental Assessment.

Rail Impacts

Identify the existence of any existing RailCorp services (such as pipes and cables) and structures within the development area by initiating the appropriate service searches. Where RailCorp services exist, an agreement must be made with RailCorp regarding the accommodation of the services.

Remediation of Site

The environmental assessment is to demonstrate compliance with the requirements of SEPP 55.

Provide a comprehensive risk assessment on acute and chronic health implications for construction workers and adjoining residents as a result of noise, dust, volatilised contaminants and odour from remediation activities. Provide a human health risk assessment for occupants of the development, having regard to cumulative health implications which may arise from contaminants on the site. The risk assessment shall be conducted in accordance with DEC's *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW*; WorkCover's *Occupational Health and Safety Requirements*; SEPP 55 and *Managing Land Contamination: Planning Guidelines* (Department of Planning and EPA).

Easements

The site is affected by a number of easements, including an access easement for Railcorp extending along Locomotive Street. This easement must remain unobstructed otherwise it will be necessary to obtain Railcorp's agreement to extinguish or alter the easement. All easements must be clearly shown in the documentation submitted with the environmental assessment.

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.
Consultation		During the preparation of the Environmental Assessment, you may wish to consult with relevant local, State or Commonwealth government authorities and service providers such as; • Redfern Waterloo Authority • Rail Corp • NSW Roads and Traffic Authority • NSW Heritage Office • City of Sydney Council • Department of Environment and Conservation The consultation process and the issues raised should be described in the Environmental Assessment.
Deemed period	refusal	Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i> , the applicable deemed refusal period is 30 days from the end of the proponent's Environment Assessment period for the project.

Attachment 1

Documents to accompany the environmental assessment

<u>Plans of the development</u>	As a minimum, you will be required to submit the following plans, architectural drawings and diagrams of your proposal: 1. The existing site survey plan is to be drawn to 1:500 scale and show: • the location of the land, the measurements of the boundaries of the land, the size of the land and which direction is north; • existing significant vegetation, built and topographic features; • the existing levels of the land in relation to buildings and roads; and • location and height of adjacent buildings and private open space. 2. A locality plan drawn to 1:5000 scale should be submitted indicating: • 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. 3. The architectural drawings are to be drawn to scale and show: • Information as detailed in Part C of the Director General's Environmental Assessment Requirements at a minimum. 4. A Materials and Finishes sample board detailing all proposed materials and finishes, as also illustrated on the architectural drawings, is to be submitted. 6. Other plans including: • view analysis (artists impression, photomontages, etc) of the proposed development in the context of the surrounding development; and • coloured elevations of the proposed public domain works drawn to the same scale as the architectural drawings will be required for exhibition and assessment purposes.
<u>Specialist advice</u>	Specialist advice, prepared by a suitably qualified person, will be requested to support your Environmental Assessment including, but not limited to, the following: • BCA compliance; • traffic; • accessibility assessment; • geotechnical and hydro geological; • flora and fauna; • ESD/Sustainability; • Natural ventilation assessment; • contamination in accordance with the requirements of SEPP 55; and • Acid Sulphate Soil Management Plan demonstrating compliance with ASSMAC guidelines (if applicable); • stormwater/ drainage.
<u>Landowners Information</u>	Adjoining and surrounding landowners information is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.
<u>Documents to be submitted</u>	• 10 copies of the Environmental Assessment; • 10 sets of architectural and landscape plans to scale, including set one (1) set at A3 size (to scale); • 2 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size;

Electronic publishing of the Environmental Assessment

Electronic documents presented to the NSW Department of Planning for publication via the Internet will need to meet certain criteria. 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.