

Director General's Environmental Assessment Requirements

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

Application number	MP 06_0267
Project	National Indigenous Youth Centre
Location	160-162 George Street, Redfern
Proponent	Indigenous Land Corporation
Date issued	16 November 2006
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 description of the proposal; • demonstration as to how the development, when completed, will achieve the objectives of the land use zonings applicable to the development site under the State Environmental Planning Policy (SEPP) (Major Projects) 2005, namely the "Special Purpose Zone – Community" and "Recreation Zone – Public Recreation" of the Redfern–Waterloo Authority Sites. • description of the site, including cadastre, title details and existing easements (including sewer mains, and/or encumbrances); • details of the proposed layout, land uses, size and scale of the main components of the development including FSR and height (AHD); • 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, the need for the facility 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 not false or misleading; and • a quantity surveyors cost estimate report to verify the capital investment value of the project.
Key requirements	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPIs and Guidelines to be addressed <ul style="list-style-type: none"> • Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> ○ SEPP (Major Projects) 2005, The Redfern–Waterloo Authority Sites; ○ SEPP 55 – Remediation of Land; ○ Draft SEPP 66 – Integration of Land Use and Transport; ○ Standard Instrument (Local Environmental Plans) Order 2006; and ○ the Redfern-Waterloo Built Environment Plan (Stage One) August 2006. • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Building design and landscaping <ul style="list-style-type: none"> • The proposal must exhibit design excellence in accordance with the design excellence provisions contained in the Redfern-Waterloo Authority sites of the SEPP Major Projects (2005), with particular regard to the principles outlined below. Visual aids such as a photomontage

must be used to demonstrate visual impacts.

- The child care centre must be designed to comply with the Children's Services Regulation 2004, and the City of Sydney Child Care Centres Development Control Plan.
- Assessment of the impacts of the proposals in particular having regard to the siting and design, bulk and scale relationships, and the resultant architectural composition relative to the existing and surrounding built form. A design statement prepared by a registered architect is to be submitted.
- Details of how the proposal will respond to the scale, form and design of the surrounding development, in particular the terrace house development on George Street, the heritage items to be retained on site and nearby heritage items and conservation areas.
- Demonstration as to how the development will minimise impacts on nearby residential development, particularly in regard to noise and privacy.
- Clearly defined building entries must be provided from the street and the proposal must provide separate pedestrian and vehicle entry.
- Proposals to ensure the maximum retention of existing trees on site. Where trees require removal, opportunities for relocation must be explored, in conjunction with the provision of suitable replacement trees. The assessment is to include a report prepared by a qualified arborist.

3. Traffic Impacts, Transport, Parking and Access

A traffic and transport impact study shall be submitted with the environmental assessment. The study must:

- detail daily and peak traffic movements likely to be generated by the proposed development, including the impact on nearby intersections;
- identify any required upgrading of roads and improvement works associated with the development and the source of funding for any such works;
- provide details of the proposed vehicle access to the site, including any proposed access from Renwick Street and Phillip Street;
- details of the proposed drop off and pick up arrangements for cars and buses, particularly for the child care centre;
- identify and assess the safety impacts associated with access to the development and the potential for vehicle and pedestrian conflicts within and around the site. Include measures to be implemented to mitigate any impacts identified;
- detail parking (car and bus) arrangements and measures to ensure that parking does not dominate the appearance of the development along the main street frontages;
- detail strategies for encouraging public transport patronage;
- provide details of bicycle facilities to be incorporated into the development;
- detail adequate emergency vehicle access; and
- details and an assessment of the proposed closure of Renwick Street and any proposed alterations to the existing roadway configuration.

4. Potential Contamination Onsite

The environmental assessment must include a comprehensive assessment of potential on-site contamination and include a remediation action plan if contamination is identified, in accordance with the requirements of SEPP 55.

5. Heritage

A detailed heritage assessment of the existing buildings is required having regard to the Heritage Office guideline, *Assessing Heritage Significance, 2001*. The matters to be include, but not limited to:

- heritage significance of the existing buildings and site;

- clear identification of the structures to be demolished and assessment of the impacts of the demolition on site structures;
- impacts of the construction of the new buildings on the significance of the heritage buildings to be retained;
- the impacts of the adaptive reuse of the heritage buildings fronting George Street;
- recommendations for conserving, protecting and reinforcing the heritage buildings and heritage elements;
- the statement is to recommend actions to mitigate any impacts; and
- if any impact is anticipated, a research design for the proposed excavation must either be included in the Heritage Impact Statement or submitted as a separate document as part of the Environmental Assessment.

6. Safety/ Public Domain/ Pedestrians

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

- Maximise safety and security within and around the site for staff, student and visitors to the site through site and building design, lighting and management. Specific regard should be given to the Department of Planning's Guideline; *Crime prevention and assessment of development applications* 2001.
- Maximise surveillance and activity within the public domain.
- Maximise safety and security for occupants of the buildings.
- Ensure access for people with disabilities.
- Minimise potential for vehicle and pedestrian conflicts.
- Demonstrate good urban design and quality landscaping of the public domain.
- Minimise the potential for antisocial behaviour within the open spaces areas on site and in the surrounding areas. Include details of how the access to the playing field will be controlled and managed, in particular outside the operating hours of the centre, to discourage anti-social and criminal activity in this area.

7. Social and Economic Impacts

The Environmental Assessment is to identify employment, cultural and social opportunities that will be provided to support the development of a sustainable community within Redfern, particularly for Aboriginal people.

8. Ecologically Sustainable Development (ESD)

The environmental assessment shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases.

9. Construction Impacts

Address measures to ameliorate potential impacts arising from the construction of the proposed development.

10. Drainage and Flooding

The environmental assessment is to address drainage/flooding issues associated with the development.

11. Development Contribution Plan

Address provision of public infrastructure having regard to any Redfern Waterloo Authority Section 31 Contribution Plans.

12. Services/infrastructure and utilities

In consultation with relevant agencies, address the existing capacity and requirements of the development for water, electricity, waste disposal, telecommunications and gas.

	<p>Details of any augmentation to services and utilities required to meet the demand generated by the proposed project.</p> <p>13. Land Ownership and Tenure Written evidence that notice has been given to all landowners within the Project Application must be provided.</p>
Consultation	<p>(a) Agencies or other authorities:</p> <p>You should undertake an appropriate and justified level of consultation with the following parties, as relevant, during the preparation of the environmental assessment:</p> <ul style="list-style-type: none"> • Redfern Waterloo Authority • NSW Roads and Traffic Authority • NSW Heritage Council • City of Sydney Council • Department of Environment and Conservation • NSW Police Force • Local Aboriginal and community groups <p>(b) Public:</p> <p>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 communications strategy. The consultation process and the issues raised are to be described in the Environmental Assessment.</p>
Deemed refusal period	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.

Plans and Documents to accompany the Application

Plans and Documents of the development	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:
PROJECT APPLICATION	<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 the key requirements.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;• accessibility of the buildings for persons with a disability;• elevations and sections illustrating details of the proposed facades and architectural language;• 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;

	<ul style="list-style-type: none"> pedestrian access to, through and within the site. <p>6. The Subdivision layout plans (where relevant) are to show the following:-</p> <ul style="list-style-type: none"> All measurements of proposed and existing allotments; Location of all structures both proposed and retained on site; North point; Name of the road fronting the site; Title showing the description of the land with lot and DP numbers etc; Access points; Type of subdivision proposed (Torrens, strata and/or community title). <p>7. The shadow diagrams for developments comprising two or more storeys are to show solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.</p> <p>8. Specialist advice prepared by a suitably qualified person will be requested to support your Environmental assessment including, but not limited to the following:</p> <ul style="list-style-type: none"> Contamination in accordance with the requirements of SEPP 55; Traffic; Heritage; Accessibility assessment; Geotechnical; ESD/Sustainability; and Stormwater/drainage. <p>9. 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; 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; 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
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