

Director-General's Requirements

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

Project	The construction of five townhouses and a residential flat building (comprising of 22 apartments) and associated torrens and strata title subdivision at - Lot 1009, DP 1066557, 2 Spurway Street Ermington (Major Project Application 06_0289).
Site	Phases 6 & 8 at Lot 1009 DP 1066557, 2 Spurway Street Ermington. Parramatta City Council LGA
Proponent	Stockland Development Pty Ltd
Date issued	5/2/07
Expiry date	2 years from date of issue
Special Provision	The Director General, as delegate of the Minister for Planning formed the opinion pursuant to Clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005 (MP SEPP)</i> that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act</i> on 23 December 2005.
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • An executive summary; • A description of the proposal and description of adjoining sites; • A summary of relevant site works including but not limited to remediation, construction of roads, stormwater drainage, landscaping etc relating to the subject lots and the land to the north (Phases 1, 2, 3, 4, 5 & 7). And likely timing of completion of these site works and the impact on this project; • 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; • A detailed assessment of the key issues; • 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	<p>Part A – Heads of Consideration</p> <ul style="list-style-type: none"> • Suitability of the Site; • Likely environmental, social and economic impacts; • The public interest; • The referral of the proposed residential flat buildings to the Parramatta Design Review Panel (DRP) by the proponent, details of comments made by DRP and how they have been addressed. <p>Part B – Environmental Assessment</p> <p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> • Consideration of relevant environmental planning instruments (EPIs) and guidelines including: <ul style="list-style-type: none"> ○ SREP (Sydney Harbour Catchment) 2005, ○ SEPP 65 (Design Quality of Residential Flat Development); ○ SEPP (Building Sustainability Index BASIX) 2004; ○ Parramatta City Council Local Environmental Plan 2001 and Development Control Plan 2005; and ○ Ermington Master Plan 2002. • nature and extent of any non-compliances in particular relating to Ermington Master Plan, and how they are justified; • detailed breakdown of the GFA for the townhouses (each level) and apartments for the

- residential flat building;
- the provision of Section 94 contributions in accordance with Parramatta Section 94 Contributions Plan dated 20 September 2004;
- timing of construction (stages), subdivision and occupation of the development;
- a Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project, in accordance with the definition contained within the SEPP Major Projects (2005).

Part C – Key Issues to be addressed in the Project Application Environmental Assessment.

1. Built Form, Bulk and Urban Design

- The Environmental Assessment must provide details of the built form addressing the appearance of the proposed development from Parramatta River and from land surrounding the site.
- In particular, matters the Environmental Assessment must address include, but are not limited to the design quality of the proposal with specific consideration given to:
 - Height;
 - FSR and GFA (including site coverage of each building);
 - Bulk scale and density;
 - View corridors and a view analysis, (these requirements are to be presented as photomontages from Parramatta River and other main points);
 - Vehicular access, car parking and pedestrian linkages;
 - Impact of overshadowing of phase 6 and 8 on the foreshore, public spaces, and on the approved development for Phases 1,2,3,4,5 and 7 parts of the site;
 - Safety and security;
 - Materials & colours;
 - Facade treatment.

2. Landscaping

- A Landscape Management Plan detailing proposed landscaping within the site including:
- Location of planting including existing, proposed or, as part of previous consents granted for the site and surrounding area, and examine how the proposed landscaping subject to this application complements surrounding landscaping;
- Species proposed are to complement the foreshore planting by utilising predominantly indigenous species and to be drought resistant to reduce water consumption by the plants.
- height and size at the time of planting, and when mature.

3. Access and Parking

- Vehicular and pedestrian access to the site and through the site to the foreshore.

4. Subdivision

- Provision of draft Torrens and Strata title subdivision plans.

5. Hazard Management and Mitigation

- An Acid Sulphate Soil Management Plan prepared by a suitably qualified and experienced professional in accordance with the *Acid Sulphate Soil Assessment Guidelines* (Acid Sulphate Soil Management Advisory Committee, 1998).

6. Ecologically Sustainable Development

- BASIX certificates - to be provided for all residential development subject to this project application.
- Detail how the development will incorporate ESD principles in the design, construction and during occupation.

Part E - Statement of Commitments

- The Environmental Assessment for the project application must include the following:
 - A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project. Issues are to include stormwater management, construction impacts, waste generation and collection, staging of development and occupation, and mitigation of amenity impacts from construction activities etc.

Under clause 8E(2) of the *Environmental Planning and Assessment Regulation 2000*, the applicable deemed refusal period is 60 days from the end of the proponent's Environment Assessment period for the project.

Specialist Advice	<p>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"> • Basement parking, access, garbage storage/ collection and servicing provisions; • BCA compliance - accessibility assessment; • hydro geological for excavation impacts; • Acid Sulphate Soil Risk level and, where applicable, Acid Sulphate Soil Management Plan demonstrating compliance with ASSMAC guidelines; • stormwater/ drainage; • A Site Audit Statement to verify that the land is suitable for residential buildings.
Documents to be submitted	<ul style="list-style-type: none"> • 10 copies of the Environmental Assessment; • 10 sets of architectural (coloured) and landscape plans to scale (these drawings are to be folded to A4 format), including set one (1) set at A3 size (to scale); • 2 copies of the Environmental Assessment and plans and Draft Statement of Commitments on CD-ROM (1 word format and 1 PDF format), not exceeding 5Mb in size.