



NSW GOVERNMENT
Department of Planning

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Our ref: MP 06_0301
File: S06/00804

Daryl Stubbings
Colonial First State Property
1341 Dandenong Road
CHADSTONE VIC 3148

Dear Mr Stubbings,

Subject: Director General's Requirements for the Chatswood Chase Shopping Centre Refurbishment and Expansion, MP 06_0301

I refer to your letter and Preliminary Assessment lodged on 27 October 2006 in which you requested confirmation that your proposal is a Major Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (the Act) applies.

I advise you that the Minister formed the opinion on 21 December 2006 that your proposal is a Project and that Part 3A of the Act applies.

I have also attached a copy of the Director General's requirements (DGR's) for environmental assessment of the project which 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 also inform you that in this particular circumstance, the function of the Director General under Part 3A of the Act has been delegated to Willoughby City Council in accordance with Instrument of Delegation dated 2 January 2007.

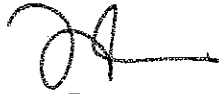
Accordingly, it would be appreciated if you would contact the Council before you propose to submit the Environmental Assessment for the project to determine:

- 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 Council will review the document to determine if it adequately addresses the DGR's. If the Council considers that the Environmental Assessment does not adequately address the DGR's, the Council 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 you have any enquiries about these requirements, please contact Aaron Sutherland on 02 9228 6457 or via e-mail at aaron.sutherland@planning.nsw.gov.au.

Yours sincerely



Jason Perica
Executive Director
Strategic Sites & Urban Renewal
As Delegate for the Director General

23/1/07

cc: Mr John Owen
General Manager - Willoughby City Council
PO Box 57
CHATSWOOD NSW 2067

Julie Bindon
JBA Urban Planning Consultant Pty Ltd
Level 2, 97 Pacific Highway
NORTH SYDNEY NSW 2060

Director-General's Requirements

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

Application number	06_0301
Project	Chatswood Chase Shopping Centre Refurbishment and Expansion
Location	The site is bounded by Victoria Avenue, Malvern Avenue, Havilah Street and Archer Street, Chatswood and includes two lots upon which the existing shopping centre is located, being Lot 3 DP 790756 and Lot 1 DP 74357, and two additional lots which are to accommodate the expansion, being Lot 1 DP 781567 and Lot 1 DP 806034.
Proponent	JBA Urban Planning Consultants
Date issued	23/1/07
Expiry date	2 years from date of issue
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A description of the proposal including: <ul style="list-style-type: none"> - description of the site and surrounds - suitability of the site for the proposed development; - likely environmental, social and economic impacts; - justification for undertaking the project; and - alternatives considered 3. Address the following: <ul style="list-style-type: none"> • 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 specified below; • 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. • a quantity surveyor's cost estimate report to verify the capital investment value of the project.
Key issues	<p>The Environmental Assessment must address the following key issues:</p> <p>Relevant EPIs and Guidelines to be addressed Assess the proposal against all relevant legislation and planning provisions applying to the site, including:</p> <ul style="list-style-type: none"> • Sydney Regional Environmental Plan No. 5 – Chatswood Town Centre; • Draft State Environmental Planning Policy No. 66 – Integration of Land Use and Transport; • State Environmental Planning Policy No. 11 – Traffic Generating Development; • State Environmental Planning Policy No. 55 – Remediation of Land; • Willoughby Local Environmental Plan 1995; • Willoughby Development Control Plan 2006; <p>The Environmental Assessment must identify the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and provide adequate justification for any non-compliance.</p> <p>Built Form, Urban Design and Streetscape Assessment must include, but not be limited to, consideration of the following matters:</p> <ul style="list-style-type: none"> • Consistency with the character of development in the locality and relative to adjacent buildings including density, streetscape, scale, height, and built form.

- The impacts of the proposed development on privacy, views and overshadowing of the adjoining sites.
- Analysis of views & vistas and impact of the proposal on these views.

Public domain/ pedestrians and Landscaping

The Environmental Assessment is to demonstrate how the proposed building design and treatment of the public domain:

- Addresses the pedestrian access in the context of Chatswood Town Centre;
- ensures access for people with disabilities; and
- minimises potential for vehicle and pedestrian conflicts;
- provides appropriate landscaping; and
- mitigates wind impacts

The Environmental Assessment must include a design for the public domain and landscaped elements associated with the development which demonstrates good urban design and high quality landscaping and which integrates with the Chatswood Town Centre.

Traffic and Parking issues

The Environmental Assessment must present a traffic impact study for parking and access to the site which must be prepared in accordance with the RTA's relevant policies and guidelines. The assessment should include the following issues:

- assessment of proposed access arrangements to the site in the context of the Chatswood Town Centre and car park operations;
- consideration of the traffic impacts on the existing intersections and the capacity of road network to safely and efficiently cater for the additional vehicular traffic generated;
- assessment of pedestrian, cyclist and public transport issues;

Ecologically Sustainable Development

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.

Drainage and Stormwater

The environmental assessment is to address drainage and stormwater issues associated with the development. This should include a drainage concept plan.

Provision of Public Services and Infrastructure

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

Utilities

In consultation with relevant agencies, address the existing capacity and requirements of the development for public services and infrastructure.

Social and Economic Context

A social and economic impact study is to be submitted with the environmental assessment which addresses the economic context, capacity and impact of the proposed development in the context of the Chatswood Town Centre.

Demolition/Construction Impacts

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

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.

Building Code of Australia Compliance Report

Address the compliance of the development with the relevant provisions of the Building Code of Australia.

	<p>Noise Impacts 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</p> <p>Statement of Commitments The Environmental Assessment must include: (i). Proposed mitigation and management of any impacts identified in the above assessment; and (ii). A draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the projects. The draft Statement of Commitments should include consideration of:</p> <ul style="list-style-type: none"> • built form and design of the proposed buildings; • access arrangements, traffic management and parking; • existing infrastructure on the site and measures to protect or relocate any such infrastructure, particularly the electricity cable; • stormwater management; • any contributions towards infrastructure costs; and • identification of the ongoing responsibility for ownership and maintenance of any public domain works.
<p>Deemed refusal period</p>	<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>