



NSW GOVERNMENT
Department of Planning

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Mr Allen Linz
Sydney Broadcast Property Pty Ltd
Suite 1101, Level 11
14 Martin Place
SYDNEY NSW 2000

Our ref: MP 08_0258
File: S09/00057-1

Dear Mr Linz,

Director General's Requirements for Early Works Package associated with Concept Plan MP 05_0086 (MP 08_0258)

Thankyou for your request for Director-General's environmental assessment requirements (DGRs) for the above project.

The DGRs were prepared from the information provided within your application and in consultation with relevant Government agencies, including Council (attached).

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.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. 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. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Anthony Witherdin on 02 9228 6173 or via e-mail at anthony.witherdin@planning.nsw.gov.au.

Yours sincerely

Jason Perica
Executive Director
(as delegate for the Director General)

11/2/09

Director-General's Requirements

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

Application number	MP 08_0258
Project	Early works package including demolition of existing structures; construction of final landform; internal and external roads; reticulation of services; landscaping of the public and private domain; child care facility; private communal facilities and subdivision.
Location	61 Mobbs Lane, Epping
Proponent	Sydney Broadcast Property Pty Ltd
Date issued	11/2/09
Expiry date	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key Issues	The Environmental Assessment (EA) must address the following key issues: 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: • Objects of the EP&A Act • SEPP (Major Projects) 2005 • SEPP (Infrastructure) 2007 • SEPP 55 – Remediation of Land • Draft West Central Subregional Strategy • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance 2. Concept Plan The EA shall demonstrate consistency with the terms of approval of Concept Plan MP 05_0086 as described in Part A of Schedule 1 and subject to the modifications of approval as set out in Parts A and B of Schedule 2 of MP 05_0086, dated 22 August 2006 (including relevant modifications) and justification for any areas of inconsistency. 3. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the Concept Plan MP 05_0086 and the locality and mitigate potential impacts relating to loss of solar access, acoustic privacy, visual privacy, view loss and wind impacts. The development is to achieve a high level of environmental and residential amenity. 4. Urban Design The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain as per Concept Plan MP 05_0086. 5. Landscaping and Public Domain Management The EA shall provide details on the interface between the proposed uses and public domain, and the relationship to and impact upon the existing public domain and address the provision of linkages with and between other public domain spaces. Any landscaping is to be provided in accordance with Concept Plan MP 05_0086.

	6. Transport and Accessibility (Construction and Operational) The EA shall provide a Transport and Accessibility Impact Study prepared in accordance with the RTA's <i>Guide to Traffic Generating Developments</i>, considering transport and accessibility generation, any required road / intersection upgrades, access, loading dock(s), car parking arrangements, pedestrian and bicycle linkages associated with the early works package as per Concept Plan MP 05_0086. 7. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. 8. Flora and Fauna The EA shall address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment as per Concept Plan MP 05_0086. 9. Drainage The EA shall address drainage/flooding issues associated with the development/site, including: stormwater, the potential effects of climate change, sea level rise and an increase in rainfall intensity, drainage infrastructure and incorporation of Water Sensitive Urban Design measures as per Concept Plan MP 05_0086. 10. Contributions The EA shall address Council's Section 94 Contribution Plan, details of any Voluntary Planning Agreement and compliance with the terms of approval of Concept Plan MP 05_0086, dated 22 August 2006. 11. Heritage The EA shall provide an assessment of any potential archaeology and aboriginal cultural heritage significance as per Concept Plan MP 05_0086. 12. Contamination The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55 and Concept Plan MP 05_0086. 13. Utilities In consultation with relevant agencies, the EA shall address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works as per Concept Plan MP 05_0086. 14. Environmental and Construction Management Plan The EA shall provide an Environmental and Construction Management Overview for the proposed works and address the impact of the proposal upon: • Noise and vibration impacts on and off site • Air quality impacts on the neighbourhood • Water quality management for the site • Waste and chemical management 15. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>. The EA is also to provide a demand analysis to determine the appropriateness of the childcare centre.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

<u>General</u>	The Environmental Assessment (EA) must include: 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP; and 9. 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.
<u>Plans and Documents</u>	The following plans, architectural drawings, diagrams and relevant documentation shall be submitted; 1. An existing site survey plan drawn at an appropriate scale illustrating: • the location of the land, boundary measurements, area (sq.m) 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. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: • 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; • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground;

	- any changes that will be made to the level of the land by excavation, filling or otherwise; 5. Other plans (to be required where relevant): Stormwater Concept Plan - illustrating the concept for stormwater management; 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; Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site. Shadow diagrams showing 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.
<u>Documents to be submitted</u>	1 copy of the EA, plans and documentation for the Test of Adequacy; 12 hard copies of the EA (once the EA has been determined adequate); 12 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.