



NSW GOVERNMENT
Department of Planning

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Our ref: MP 09_0128
File: S09/01138-1

Mr Nick Juradowitch
Director
Ingham Planning Pty Ltd
Lyndhurst, Suite 19, 303 Pacific Highway
LINDFIELD NSW 2070

Dear Mr Juradowitch

Director-General's Requirements for 89 George Street, Parramatta (MP 09_0128)

Thank you for your request for Director-General's Environmental Assessment Requirements (DGRs) for the above project on behalf of Webb Property Investments Pty Limited. 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 Council in consultation with the Department will review the document to determine if it adequately addresses the DGRs. If the Environmental Assessment does not adequately address the DGRs, 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 providing their key issues for the proposal. Please note that these responses have been provided to you for information and should be considered in your Environmental Assessment, however they do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Mark Brown on 9228 6385 or via e-mail at mark.brown@planning.nsw.gov.au.

Yours sincerely

14.9.09

Chris Wilson
Executive Director
Major Projects Assessment
(As delegate for the Director-General)

CC: Parramatta City Council

Director-General's Requirements

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

Application number	MP 09_0128
Project	Project Application for the construction of a commercial / retail development and associated basement parking
Location	89 George Street, Parramatta
Proponent	Ingham Planning Pty Limited on behalf of Webb Property Investments Pty Ltd
Date issued	14.9.2009
Expiry date	If the Environmental Assessment (EA) 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	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including: <ul style="list-style-type: none"> • Objects of the EP&A Act; • Sydney Metropolitan Strategy; • Draft West Central Subregional Strategy; • Parramatta City Centre Local Environmental Plan 2007; and • Nature and extent of any non-compliance with relevant environmental planning instruments (including City Centre Development Control Plan 2007), plans and guidelines and justification for any non-compliance. 2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality. In particular, detailed envelope / height and contextual studies should be undertaken to ensure the proposal integrates with the local environment. The EA shall also provide a view analysis to and from the site from key vantage points. 3. Urban Design / Public Domain 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. The EA shall also address the requirement for a design competition under the Parramatta City Centre Local Environmental Plan 2007 given the overall height and FSR of the proposal. 4. Environmental and Residential Amenity The EA must address solar access (of the site and of adjoining properties including school, measures to mitigate any impacts), acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity. 5. Transport and Accessibility (Construction and Operational) The EA shall provide a Traffic and Accessibility Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages, an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling), and also

	<p>identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project. (Note: The EA shall provide a clear plan illustrating the location and extent of any road/intersection upgrades)</p> <p>The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. (Note: the Department supports reduced car parking rates in areas well-served by public transport).</p> <p>6. 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. The EA must maximise Green Star Energy Efficiency rating for the proposal.</p> <p>7. Contributions The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contribution Plan, or provide details of a Planning Agreement, providing appropriate developer contributions, in consultation with Council .</p> <p>8. Heritage The EA shall provide a Heritage Impact Statement prepared by a qualified Heritage Consultant in accordance with the NSW Heritage Office publication '<i>Statements of Heritage Impact</i>' and '<i>Draft Guidelines For Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005</i>'. In particular, the Heritage Impact Statement should address the impact of the proposal upon the significance of the adjoining "Perth House and Stables" and whether the proposal complies with any related policies contained in the Conservation Management Plan.</p> <p>9. Contamination / Acid Sulphate Soils The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55 – Remediation of Land. The EA shall also identify the presence and extent of Acid Sulphate Soils on the site. The EA shall address the need for an Acid Sulphate Soils Management Plan.</p> <p>10. Drainage The EA shall address drainage / groundwater / flooding issues associated with the development / site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p>11. Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</p> <p>12. Staging The EA must include details regarding the staging of the proposed development (if proposed).</p> <p>13. Statement of Commitments The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p> <p>14. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
Deemed refusal period	60 days

Plans and Documents to accompany the Application

<p><u>General</u></p>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 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.
<p><u>Plans and Documents</u></p>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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 on A1 + A3 sheets at an appropriate scale illustrating: <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; • 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.

	<p>5. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> • 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.
<p><u>Documents to be submitted</u></p>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy (TOA); • 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 • 12 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size.