



NSW GOVERNMENT
Department of Planning

Contact: Mark Brown
Phone: 02 9228 6385
Fax: 02 9228 6488
Email: mark.brown@planning.nsw.gov.au

Mr Walter Gordon
Planning and Development Manager
Meriton Apartments Pty Limited
Level 11, 528 Kent Street
SYDNEY NSW 2000

Our ref: MP 09_0148
File: S09/01425-1

Dear Mr Gordon,

Director General's Requirements for Residential Development, Bonar Street and Loftus Street, Arncliffe (MP 09_0148)

Thank you 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 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 02 9228 6385 or via e-mail at mark.brown@planning.nsw.gov.au.

Yours sincerely

14.8.09

Chris Wilson
Executive Director
(as delegate for the Director General)

Director-General's Requirements

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

Application number	MP 09_0148
Project	Project Application for a residential development including basement car parking, communal open space and a private gymnasium
Location	12-40 Bonar Street and 5 Loftus Street, Arncliffe
Proponent	Meriton Apartments Pty Limited
Date issued	14/8/09
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 (Core)	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 (Building Sustainability Index: BASIX) 2004; • SEPP 65 – Design Quality of Residential Flat Development; • Residential Flat Design Code (Planning NSW, 2002); • Draft South Sub-regional Strategy; and • Nature and extent of any non-compliance with Rockdale Local Environmental Plan 2000 and Development Control Plan No. 80 - Bonar Street Precinct (including any amendment) 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 and relevant planning policies, including consideration of the comments provided by the Design Review Panel. • The EA shall provide a view analysis to and from the site from key vantage points and also assess overshadowing impacts of the proposed buildings on the the central courtyard and communal open space. 3. Urban Design The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation to the street, use of appropriate colours, materials / finishes, landscaping, safety by design and public domain. The EA is to also address the following: • buildings are to address the street and contain street address; • ground floor units are to be provided with direct access to the street and include landscaping; • fencing at the street frontage is to address Council's policies; • the basement car park should be below finished ground level or to a maximum of 1 metre above ground, subject to consideration of the minimum flood level requirement; • all plant rooms and lift overruns are to be integrated into the overall design; and • all levels are to be safe, secure and legible.

	4. Environmental and Residential Amenity The EA must address solar access, acoustic privacy, visual privacy, storage for residents, view loss, wind impacts and achieve a high level of environmental and residential amenity (including a high level of environmental amenity for private and communal open space on the site). 5. Car parking 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). 6. 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 (including between Bonar Street and the new proposed New Road West), access, loading dock(s), car parking arrangements (separated visitor and resident parking), landscaping works, 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 (bicycle storage is to be provided in the proposal)), and also identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project. 7. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles / initiatives in the design, construction and ongoing operation phases of the development. 8. Contributions The EA shall address Council's Section 94 Contribution Plan and / or details of any Voluntary Planning Agreement. 9. Drainage The EA shall address drainage / flooding issues associated with the development / site, including: overland flow paths, stormwater (including water quality and flow impacts upon surrounding waterways), drainage infrastructure, incorporation of Water Sensitive Urban Design measures and compliance with other relevant Council policies. 10. 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. 11. Staging The EA must include details regarding the staging of the proposed development (if proposed). 12. Contamination The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55 – Remediation of Land. 13. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>, including consultation with the adjoining Arncliffe West Public School in relation to noise and construction impacts from works being carried out on the site.
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; • detailed sections (scale 1:20) of the street walls of all buildings including the interface between the ground floor units and the public domain and at least section one that shows typical treatment of the building entry. 5. Other plans (to be required where relevant): • Stormwater Concept Plan - illustrating the concept for stormwater management. • Flood Study - a flood study is required for the intersection of Bonar Street and Hirst Street and for the conveyance of flows from the catchment upstream of Loftus Street. • 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. In addition, a further plan at 1.00pm for the winter solstice should be provided to determine compliance with Council policies. • Waste Management Plan – illustrating how the waste is to be managed from the site in accordance with Council policies. • Construction Management Plan – providing details of the management of the construction activities to be carried out on the site in accordance with Council policies.
<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 • 12 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.