

## APPENDIX D

### COMPLIANCE TABLE: DIRECTOR GENERAL'S REQUIREMENTS APPLICATION MP 09\_0165 ISSUED 5 NOVEMBER 2009

| Requirements                                                                                                                                              | Yes | No | Compliance                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----------------------------------------------|
| The Environmental Assessment (EA) must address the following key issues:                                                                                  | ✓   |    |                                              |
| <b>1. Relevant EPI's policies and guidelines to be addressed</b>                                                                                          |     |    |                                              |
| Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including:                                |     |    |                                              |
| • State Environmental Planning Policy (Major Development) 2005                                                                                            | ✓   |    | Section 3.2.1                                |
| • State Environmental Planning Policy (Infrastructure) 2007                                                                                               | ✓   |    | Section 3.2.2                                |
| • State Environmental Planning Policy 55 – Remediation of Land                                                                                            | ✓   |    | Section 3.2.3                                |
| • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005                                                                                      | ✓   |    | Section 3.3.1                                |
| • Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005                                                                              | ✓   |    | Section 3.3.4                                |
| • Sydney Metropolitan Strategy and the Draft Inner West Subregional Strategy                                                                              | ✓   |    | Section 3.3.5                                |
| • Rozelle and Blackwattle Bays Maritime Precincts Master Plan                                                                                             | ✓   |    | Section 3.3.3                                |
| • Water Management Act 2000                                                                                                                               | ✓   |    | Section 3.5                                  |
| • Protection of the Environment Operations Act 1997                                                                                                       |     |    | Section 3.6                                  |
| • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance |     |    | Section 3.7 and 3.9                          |
|                                                                                                                                                           |     |    |                                              |
| <b>2. Built Form/ Urban Design</b>                                                                                                                        |     |    |                                              |
| • Height bulk and scale of the proposed development within the context of the locality                                                                    | ✓   |    | Section 2.1.1, 3.3.3 and 4.11 and Appendix H |
| • Potential impacts on heritage items in the vicinity of the site including Glebe Island Bridge                                                           | ✓   |    | Section 4.9                                  |

| Requirements                                                                                                                                                                                                                                                                                                                                                    | Yes | No | Compliance                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|-----------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Design quality with specific consideration of: building facades, massing, setbacks, articulation, colours, materials/finishes, visual impacts including views, and safety by design</li> </ul>                                                                                                                           | ✓   |    | Section 2.1.1, 3.3.3, 4.11 and 4.13 and Appendix H                    |
| <ul style="list-style-type: none"> <li>Identify proposed public domains, landscaped areas, and linkages with and between other public domain spaces, including the waterfront.</li> </ul>                                                                                                                                                                       | ✓   |    | Section 3.3, section 4.1, Appendix J                                  |
| <ul style="list-style-type: none"> <li>Address existing and future opportunities for public access to and along the foreshore</li> </ul>                                                                                                                                                                                                                        | ✓   |    | Section 3.3, section 4.1, Appendix J                                  |
|                                                                                                                                                                                                                                                                                                                                                                 |     |    |                                                                       |
| <b>3. Transport and Accessibility Impacts</b>                                                                                                                                                                                                                                                                                                                   |     |    |                                                                       |
| <ul style="list-style-type: none"> <li>Demonstrate the provision of sufficient on-site car parking and secure bicycle storage and amenities for the proposal having regard to accessibility of the site to public transport, local planning controls, and RTA guidelines</li> </ul>                                                                             | ✓   |    | Section 4.1 and Appendix J                                            |
| <ul style="list-style-type: none"> <li>A Traffic and Transport Assessment is to be prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road/intersection upgrades, access, loading dock(s), measures to promote public transport usage and pedestrian and bicycle linkages.</li> </ul> | ✓   |    | Appendix J                                                            |
|                                                                                                                                                                                                                                                                                                                                                                 |     |    |                                                                       |
| <b>4. Flora and Fauna</b><br>Assessment of potential impacts on any flora and fauna, including relevant mitigation measures.                                                                                                                                                                                                                                    | ✓   |    | Section 4.8                                                           |
|                                                                                                                                                                                                                                                                                                                                                                 |     |    |                                                                       |
| <b>5. Drainage/Flooding</b><br>Address drainage/flooding issues associated with the site, including:                                                                                                                                                                                                                                                            | ✓   |    | Section 4.4 ,                                                         |
| <ul style="list-style-type: none"> <li>Stormwater and drainage infrastructure</li> </ul>                                                                                                                                                                                                                                                                        | ✓   |    | Section 4.4.4 and 4.4.5                                               |
| <ul style="list-style-type: none"> <li>Integrated Water Management Plan including any proposed water sensitive urban design measures; and</li> </ul>                                                                                                                                                                                                            | ✓   |    | Section 4.4                                                           |
| <ul style="list-style-type: none"> <li>Assessment of any flood risk in accordance with the guideline contained in the NSW Floodplain Development Manual (2005) including potential effects of climate change, sea level rise and an increase in rainfall intensity</li> </ul>                                                                                   |     |    | Section 4.12                                                          |
|                                                                                                                                                                                                                                                                                                                                                                 |     |    |                                                                       |
| <b>6. Water, Air, Noise and Odour Quality</b><br>Address potential water quality, air quality, noise, vibration and odour impacts, during the construction and operation of the development and appropriate mitigation measures.                                                                                                                                | ✓   |    | Section 4.3 (noise), 4.4 (water), 4.5 (air), section 5 and Appendix L |
|                                                                                                                                                                                                                                                                                                                                                                 |     |    |                                                                       |

| Requirements                                                                                                                                                                                                                                                                                                                                                 | Yes | No | Compliance                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----------------------------------------|
| <b>7. Waste Management</b><br>Identify all potential sources of liquid waste and non-liquid wastes as defined in the Environmental Guideline <i>Waste Classification Guideline (DECC, 2008)</i> . The EA should identify any waste that will be stored, separated or processed on the site and identify the procedures to be adopted to manage these wastes. | ✓   |    | Section 4.4 and 4.6                    |
|                                                                                                                                                                                                                                                                                                                                                              |     |    |                                        |
| <b>8. Infrastructure Provision</b>                                                                                                                                                                                                                                                                                                                           |     |    |                                        |
| <ul style="list-style-type: none"> <li>Details the existing infrastructure on site and identify possible impacts on any such infrastructure from the proposal, including the existing Sydney Water and possible Energy Australia infrastructure.</li> </ul>                                                                                                  | ✓   |    | Section 1.2                            |
| <ul style="list-style-type: none"> <li>Detail measures to mitigate the impacts of the proposal on any infrastructure items, including proposed relocation and/or augmentation.</li> </ul>                                                                                                                                                                    | ✓   |    | Section 1.2, and 2.1.4                 |
|                                                                                                                                                                                                                                                                                                                                                              |     |    |                                        |
| <b>9. Social Impacts</b><br>Consideration of social impacts including but not limited to potential impacts on existing community facilities and services, employment opportunities, transport infrastructure and public safety.                                                                                                                              | ✓   |    | Section 4.10, 2.1.8, 4.1, 4.14.1       |
|                                                                                                                                                                                                                                                                                                                                                              |     |    |                                        |
| <b>10. Construction Impacts</b><br>Identify measures to ameliorate potential construction impacts including vehicular/pedestrian access, noise and vibration, air quality, water quality and waste management.                                                                                                                                               | ✓   |    | To be included in the CEMP (section 5) |
|                                                                                                                                                                                                                                                                                                                                                              |     |    |                                        |
| <b>11. Staging</b><br>Details regarding the staging of the proposed development.                                                                                                                                                                                                                                                                             | ✓   |    | Section 2.1.6                          |
|                                                                                                                                                                                                                                                                                                                                                              |     |    |                                        |
| <b>12. Ecologically Sustainable Development (ESD)</b><br>Identify how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.                                                                                                                                                           | ✓   |    | Section 4.13, Appendix H               |
|                                                                                                                                                                                                                                                                                                                                                              |     |    |                                        |
| <b>13. Consultation</b><br>Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i> .                                                                                                                                                            | ✓   |    | Section 1.7 and 4.10.4.5               |

## Plans and Documents to accompany the Application

|           | Requirements                                                                                                                                                                                                                              | Yes | No | Not applicable | Compliance                            |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----------------|---------------------------------------|
| General   | The Environmental Assessment (EA) must include:                                                                                                                                                                                           |     |    |                |                                       |
|           | 1. An executive summary;                                                                                                                                                                                                                  | ✓   |    |                | EA                                    |
|           | 2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;                                                                                                       | ✓   |    |                | 1.2-1.5                               |
|           | 3. A thorough description of the proposed development;                                                                                                                                                                                    | ✓   |    |                | 2.1                                   |
|           | 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed                                                                                                                         | ✓   |    |                | See above in this table               |
|           | 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; | ✓   |    |                | Appendix O                            |
|           | 6. The plans and documents outlined below;                                                                                                                                                                                                | ✓   |    |                | Appendix A, B and throughout document |
|           | 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;                                                                            | ✓   |    |                | Front of report                       |
|           | 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 Development SEPP);                                                           | ✓   |    |                | Attached separately                   |
|           | 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.                                       | ✓   |    |                | Section 6                             |
|           |                                                                                                                                                                                                                                           |     |    |                |                                       |
| Plans and | The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;                                                                                                                                      |     |    |                |                                       |

|           | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes | No | Not applicable | Compliance                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----------------|-----------------------------------------|
| Documents | <p>1. An <b>existing site survey plan</b> drawn at an appropriate scale illustrating;</p> <ul style="list-style-type: none"> <li>the location of the land, boundary measurements, area (sq.m) and north point;</li> <li>the existing levels of the land in relation to buildings and roads;</li> <li>location and height of existing structures on the site; and</li> <li>location and height of adjacent buildings and private open space. •</li> <li>all levels to be to Australian Height Datum.</li> </ul> <p>2. A <b>Site Analysis Plan</b> 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).</p> <p>3. A <b>locality/context plan</b> drawn at an appropriate scale should be submitted indicating:</p> <ul style="list-style-type: none"> <li>significant local features such as parks, community facilities and open space and heritage items;</li> <li>the location and uses of existing buildings, shopping and employment areas</li> <li>traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> <p>4. <b>Architectural drawings</b> at an appropriate scale illustrating:</p> <ul style="list-style-type: none"> <li>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;</li> <li>detailed floor plans, sections and elevations of the proposed buildings;</li> <li>elevation plans providing details of external building materials and colours proposed;</li> <li>fenestrations, balconies and other features;</li> <li>accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;</li> <li>the height (AHD) of the proposed development in relation to the land;</li> <li>the level of the lowest floor, the level of any unbuilt area and the level of the ground;</li> </ul> | ✓   |    |                | Appendix B                              |
|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓   |    |                | Shown in various plans                  |
|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓   |    |                | Figure 1.1, 1.3, 4.1, 4.6<br>Appendix J |
|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓   |    |                | Appendix A & B                          |

|                           | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Yes                       | No | Not applicable | Compliance                                                                                                           |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----|----------------|----------------------------------------------------------------------------------------------------------------------|
|                           | <ul style="list-style-type: none"> <li>any changes that will be made to the level of the land by excavation, filling or otherwise.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                           |    |                |                                                                                                                      |
|                           | 5. Other plans: <ul style="list-style-type: none"> <li><b>Stormwater Concept Plan</b> -illustrating the concept for stormwater management;</li> <li><b>Erosion and Sediment Control Plan</b> – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;</li> <li><b>Geotechnical Report</b> – 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;</li> <li><b>View Analysis</b> -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;</li> <li><b>Landscape plan</b> -illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site.</li> <li><b>Shadow diagrams</b> 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.</li> </ul> | ✓<br><br>✓<br>✓<br>✓<br>✓ | ✓  |                | Figure 4.5<br><br>To be done at CEMP stage<br><br>Appendix P<br><br>Section 4.11<br><br>Appendix B<br><br>Appendix A |
| Documents to be submitted | <ul style="list-style-type: none"> <li>1 copy of the EA, plans and documentation for the Test of Adequacy;</li> <li>12 hard copies of the EA (once the EA has been determined adequate);</li> <li>12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>5 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                         |    |                | 12 CD-ROMS have been provided as requested by letter dated 3 November 2010                                           |