

Director General's Requirements

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

Application number	MP 10_0027
Project	Site 3 Mixed Use Development
Location	Site 3, Australia Avenue, Sydney Olympic Park
Proponent	Site 3 Development Company Pty Ltd
Date issued	22/3/10
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 Development) 2005; • SEPP (Infrastructure) 2007; • SEPP 55 Remediation of Land; • SEPP 65 – Design Quality of Residential Flat Development; • SEPP (Building Sustainability Index: BASIX) 2004; • SREP (Sydney Harbour Catchment) 2005; • Sydney Metropolitan Strategy and the Draft West Central Subregional Strategy; • Metropolitan Transport Plan 2010; • NSW State Plan; • Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005; • Sydney Olympic Park Master Plan 2030; • Sydney Olympic Park, Guidelines for Outdoor Advertising, Identification and Promotional Signage; • Sydney Olympic Park, Access Guidelines 2008; • Sydney Olympic Park Major Event Impact Assessment Guidelines; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Staged Master Plan Development Consent The proposal shall demonstrate consistency with the staged master plan development consent DA 246-10-2004 dated 21 December 2005 and justification for any areas of inconsistency. 3. Built Form and Urban Design • Demonstrate that the proposed design addresses the Design Competition Report. • The proposal shall address the height, bulk and scale of the proposed development within the context of the locality. • Demonstrate that the built form and articulation maximises natural lighting and cross ventilation to residential units. • Design quality with specific consideration of the building façades, massing, setbacks, articulation, colours, materials/finishes; visual impacts including views; safety by design, and integration of the services into the design.

	• Details of proposed open space, landscaped areas and interface with public domain. 4. Environmental and Residential Amenity The proposal must address solar access, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity. 5. Transport and Accessibility Impacts (Construction and Operational) • Demonstrate the provision of adequate on-site car parking and secure bicycle parking for the proposal having regard to local planning controls and RTA guidelines whilst also demonstrating the minimalist approach to car parking based on the accessibility of the site to public transport. • A Traffic and Transport Assessment is to be prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering: trip generation, including traffic generation; any required road / intersection upgrades; new roads; pedestrian alignments; access; loading dock(s); measures to promote public transport usage; and pedestrian and bicycle linkages. 6. Ecologically Sustainable Development (ESD) Detail how the proposal will incorporate ESD principles in the design, construction and ongoing operation phases of the development. 7. Drainage The proposal shall address drainage/flooding issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures. 8. Utilities In consultation with relevant agencies, identify the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works. 9. Staging Details regarding the staging of the proposed development. 10. Contributions The proposal shall address the draft Sydney Olympic Park Authority Infrastructure Contribution Framework and/or details of any Voluntary Planning Agreement. 11. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

General	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 Development 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.
Plans and Documents	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 rail boundary, rail infrastructure, 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, cycling 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. Materials and finishes sample board. 6. Other plans: • 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; • Public Domain Plan – illustrating how the site interacts and merges with adjoining sites and public spaces; • 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; • Acoustic Assessment – demonstrating that internal noise criteria can be achieved; • Wind Impact Analysis; • Waste Management Plan; • 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.
Documents to be submitted	• 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 • 5 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.