

Director-General's Requirements

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

Application number	MP 10_ 0158
Project	Project Application involving Stage 1 Residential Development (Buildings 7 & 8)
Location	61 Mobbs Lane, Epping (former Channel 7 site)
Proponent	Meriton Apartments Pty Limited
Date issued	16/9/2010
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 permissibility and the provisions of all plans and policies contained in Appendix A. 2. Concept Plan The EA shall demonstrate consistency with the terms of the Concept Plan approval MP 05_0086, dated 22 August 2006 (including relevant modifications) and justification for any areas of inconsistency. The EA shall specifically address any non-compliances with the approved Concept Plan building layout and building heights. The EA shall provide a compliance table/cumulative tally against the approved Concept Plan and State Significant Site controls, within Schedule 3 of the Major Development SEPP 2005. 3. Built Form and Height The EA shall address the height, bulk and scale of the proposed development within the context of the locality and the approved Concept Plan. In particular, detailed building envelope / height and contextual views should be undertaken to ensure the proposal integrates with the local environment. 4. Urban Design The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, building materials, landscaping, 'safer by design' principles and public domain. 5. Environmental and Residential Amenity The EA must address solar access, acoustic privacy, visual privacy, view loss and achieve a high level of environmental and residential amenity. In this regard, the EA should consider appropriate separation distances to adjacent residential buildings and adjoining property boundaries. 6. Transport & Accessibility Impacts (Construction and Operational) The EA shall provide details on transport and accessibility generation, access, loading areas, car parking arrangements, pedestrian and bicycle linkages

associated with the proposed works.

7. SEPP 65 - Design Quality of Residential Flat Development

The EA must address the design principles of SEPP 65 and the Residential Flat Design Code.

8. 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 demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.
- Details of a BASIX compliance certificate to achieve satisfactory levels of thermal comfort and water and energy ratings for the proposed development.

9. Contributions

The EA shall address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.

10. Staging

The EA is to include details regarding the staging of the proposed development.

11. Contamination/ Acid Sulphate Soils

The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.

12. Landscaping and Public Domain

The EA shall provide details on landscaping and the interface between the public domain.

13. Drainage and Groundwater

The EA shall address drainage / flooding issues associated with the development / site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.

14. Statement of Commitments

The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.

15. 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

16. Utilities

In consultation with relevant agencies, the EA shall address the existing capacity and requirements of the development for the provision of utilities.

17. Consultation

Undertake an appropriate and justified level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007*.

**Deemed
refusal
period**

60 days

APPENDIX A

Relevant EPI's policies and Guidelines to be Addressed

- Objects of the EP&A Act 1979;
- NSW State Plan;
- Draft West Central Sub-regional Strategy;
- SEPP 55 - Remediation of Land;
- SEPP 65 - Design Quality of Residential Flat Development & Residential Flat Design Code (Planning NSW) 2002;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP (Infrastructure) 2007;
- Parramatta City Council Local Environmental Plan 2001; and
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

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 complete and 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.
<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; • location and height of adjacent buildings and private open space; and • 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 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 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; and
- any changes that will be made to the level of the land by excavation, filling or otherwise.

5. **Geotechnical and Structural 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.

6. **Other documents / 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;
- **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; and
- **Construction Management Plan and Traffic Management Plan** – addressing the management of traffic (including bus operations) during the construction stages of the development.

Documents to be submitted

- 1 copy of the EA, plans and documentation for the **Test of Adequacy**;
- **Once the EA has been determined adequate** and all outstanding issues adequately addressed, 7 hard copies of the EA for exhibition;
- 7 sets of architectural and landscape plans at an appropriate scale, including one (1) set at A3 size (to scale); and
- 7 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size.

NOTE:

Each file must be titled and saved in such a way that it is clearly recognisable without being opened. If multiple pdf's make up one document or report, these must be titled in sequential order.