

Director-General's Requirements

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

Application number	MP 10_0171
Project	Mixed Use Residential, Retail and Commercial Development
Location	330 Church Street, Parramatta
Proponent	Meriton Apartments Pty Ltd.
Date issued	22 NOVEMBER 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.
Architectural Design Competition	PART A – Requirement for an Architectural Design Competition An architectural design competition must be carried out in accordance with Clause 22B of the Parramatta City Centre LEP 2007. The competition must be undertaken in accordance with the Director General's Design Excellence Guidelines, DoP July 2007. The Proponent shall prepare a Competition Brief which must be endorsed by the Department of Planning, prior to undertaking the design competition. The competition must be completed prior to the submission of any Environmental Assessment.
Key issues	PART B - Key Issues The Environmental Assessment (EA) must address the following key issues: 1. Relevant EPI's and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in Appendix A. 2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality, specifically to the river foreshore area and related public domain. In particular, detailed building envelope/ height and contextual studies should be undertaken to ensure the proposal integrates with the local environment. The EA shall also provide the following documents: • Comparative height study to demonstrate how the proposed height relates to the height of the existing/approved developments surrounding the site; • View analysis to and from the site from key vantage points, including to and from Parramatta and Old Government House; and • Options for the siting and layout of building envelopes. 3. Urban Design The EA shall address the design quality with specific consideration of the façade, massing, building setbacks, building articulation, use of appropriate colours, building materials, landscaping, activating the river foreshore and public domain. The EA shall address the Parramatta Riverbank Urban Design Strategy, April 2009 4. Design Certification The Environmental Assessment must be accompanied by Certification from the winning architect of the architectural design competition confirming that the design is substantially the same and retains the design excellence exhibited in the winning submission.

5. SEPP 65- Design Quality of Residential Flat Development

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

6. Environmental and Residential Amenity

The EA must address solar access, acoustic and visual privacy, view loss and overshadowing and achieve a high level of environmental and residential amenity.

7. Impacts (Construction and Operational)

Prepare a traffic impact study in accordance with the RTA's Guide to Traffic Generating Developments considering traffic generation any required road / intersection upgrades, access, loading dock(s) and car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages.

The assessment should also address the implications of the proposed development for non-car travel modes (including all types of public transport, walking and cycling), addressing the importance of bus access and circulation in meeting travel needs in the area, likely associated costs of additional infrastructure or services where not proposed as part of the project, and also identify measures to mitigate potential impacts on public/ private transport, pedestrians and cyclists during the construction stage of the project.

8. Car Parking

The EA must demonstrate the adequate provision of on site car parking for the proposal having regard to local EPI controls and the RTA's Guide to Traffic Generating Developments, as well as the site's high accessibility to public transport. (**Note:** the Department supports reduced car parking rates in areas well-served by public transport).

9. Heritage

- A Heritage Impact Statement should be prepared in accordance with the NSW Heritage Office publication "Statements of Heritage Impact".
- The EA shall provide an Archaeological Assessment of Aboriginal and non-Indigenous archaeological resources, including an assessment of the significance and potential impact on the archaeological resources.

10. Landscaping

Provide a Landscape Plan with details of treatment of open space areas on the site and tree protection measures.

11. Public Domain

The EA is to address public domain improvements, pedestrian linkages and street activation. The EA shall specifically address desired new pedestrian links and the relationship of the development with the river foreshore and Church Street, as detailed within the Parramatta Riverbank Urban Design Strategy, 2007. The EA shall provide a public domain and alignment plan demonstrating the relationship of the development with Church Street and the river foreshore.

12. Safety

The EA is to demonstrate how the proposed building will be consistent with 'Safer by Design' principles.

13. 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 and demonstrate the development has been assessed against a suitably accredited rating scheme to meet industry best practice.

	14. Ground Water The EA shall address any impacts upon groundwater resources, and provide contingency measures to remediate, reduce or manage potential impacts. 15. Flooding/Climate Change The EA shall provide an assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity. 16. Drainage The EA is to address drainage issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures. 17. Contributions The EA shall address provision of public benefit, services and infrastructure having regard to the Council's Section 94A Contribution Plan and/or details of any Voluntary Planning Agreement. 18. 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. 19. Staging The EA must include details regarding the staging of the proposed development. 20. Statement of Commitments The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project. 21. Contamination/Acid Sulphate Soils The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55. 22. Flora and Fauna The EA must address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats. 23. 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

APPENDIX A

Relevant EPI's policies and Guidelines to be Addressed

- Objects of the EP&A Act 1979;
- Sydney Metropolitan Strategy 'City of Cities' and the Draft West Central Sub-regional Strategy;
- SEPP 65 - Design Quality of Residential Flat Development & Residential Flat Design Code (Planning NSW 2002);
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP (Infrastructure) 2007;
- SEPP 55 - Remediation of Land;
- Draft SEPP (Competition);
- Parramatta City Centre LEP 2007 and Parramatta City Centre DCP 2007;
- Parramatta Riverbank Urban Design Strategy, April 2009;
- Parramatta City Council Preliminary Draft Riverbank Design Guidelines 2010;
- Space Syntax Study for the River Bank; 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

<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 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.
<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 (A1) 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 and elevations of the proposed buildings;

	• detailed cross sectional drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the Rail Corridor; • 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. Model of the proposed development at an appropriate scale. 6. 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. 7. 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; • Construction Management Plan and Traffic Management Plan – addressing the management of traffic (including bus operations) and waste materials during the construction stages of the development; and • Construction methodology with details pertaining to structural support during excavation and details of any track / tunnel monitoring requirements during excavation and construction phases;- • A Wind Effects Report that includes the results of a wind tunnel test for the site (if relevant); • An Acoustic Report addressing any impacts of noise generation from the site during construction and noise from future land uses, as well as the impact of noise from surrounding uses on the site
<u>Documents to be submitted</u>	• 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, 5 hard copies of the EA for exhibition; • 5 sets of architectural and landscape plans to 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.