



Contact: Ben Lusher
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Ms Clare Swan
JBA Urban Planning Consultants
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Our ref.: MP10_0189

Dear Ms Swan,

Subject: Director-General's Requirements - Residential development, Royal Ryde Rehabilitation Centre (MP10_0189)

The Department has received your application for the above project.

I have attached a copy of the Director-General's Requirements (DGRs) for the preparation of an Environmental Assessment for the project. These requirements have been prepared in consultation with relevant government authorities. I have also attached a copy of the government authorities' comments for your information.

The DGRs have been prepared based on the information you have provided to date. Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time. If you do not submit an Environmental Assessment for the project within two years, the DGRs will expire.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government authorities in making this decision. Please provide one hard copy and one electronic copy¹ of the Environmental Assessment to assist with this review.

If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require you to revise the Environmental Assessment. Once the Director-General is satisfied that the DGRs have been adequately addressed, the Environmental Assessment will be made publicly available for at least 30 days.

If your project is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of the Environment, Water, Heritage and the Arts to determine if an approval under the EPBC Act is required for your project (<http://www.environment.gov.au> or 6274 1111).

¹ File parts must be no greater than 5Mb each. File parts should be logically named and divided.

Your contact officer for this proposal, Ben Lusher, can be contacted on (02) 9228 6552 or via email at ben.lusher@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'M Woodland', written over a horizontal line.

9/2/2011

Michael Woodland
Director Metropolitan Projects

ATTACHMENT 1
Director-General's Requirements
Section 75F of the *Environmental Planning and Assessment Act 1979*



Planning

Director-General's Requirements

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

Application number	MP10_0189
Project	Residential Development of Lot 3
Location	Royal Rehabilitation Centre Sydney (Lot 3)
Proponent	Frasers Putney Pty Ltd
Date issued	9 2 2011
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. Built Form and Height The EA shall address the height, bulk, scale and density of the proposed development within the context of the locality and the Ryde LEP 2010. In particular, detailed building envelope / height and contextual views should be undertaken to ensure the proposal integrates with the local environment. 3. Urban Design The EA shall address the design quality with specific consideration of façade, massing, setbacks, building articulation, use of appropriate colours, building materials, landscaping, 'safer by design' principles and public domain. 4. Environmental and Residential Amenity The EA must address solar access/gain, overshadowing, 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 any adjacent residential buildings. 5. Carparking, Transport & Accessibility Impacts (Construction and Operational) The EA shall provide a Transport and Accessibility Impact Assessment prepared with reference to prepared with reference to the <i>Metropolitan Transport Plan – Connecting the City of Cities</i>, the <i>NSW State Plan 2010</i>, <i>NSW Planning Guidelines for Walking and Cycling</i>, the <i>Integrating Land Use and Transport</i> policy package and the RTA's Guide to Traffic Generating Developments, including consideration of: <ul style="list-style-type: none"> • The potential impacts on the local road network and any required road/intersection upgrades, in particular, the intersections identified in the RTA response dated 25 January 2011. • An estimate of the trips generated by the proposed development, including an assessment of existing and proposed public transport, pedestrian and cycle movements within the vicinity of the subject site and any measures to address increased demand on existing public transport, walking or cycling infrastructure;

- Identification of measures to manage travel demand and increase the use of public and non-car transport modes and the potential for improving accessibility to local services and facilities and regional connections;
- Opportunities to improve access to pedestrians through the site;
- Appropriate on-site parking provision having regard to Council and RTA guidelines and the availability of public transport (Note: the Department supports reduced car parking in areas well-served by public transport);

6. 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.
- The EA shall provide details of BASIX compliance to achieve satisfactory levels of thermal comfort and water and energy ratings for the proposed development.

7. Contributions

The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contribution Plan and provide details of any Voluntary Planning Agreements or other legally binding instrument proposed to facilitate this development.

8. Contamination

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

9. Tree Retention and Landscaping

The EA shall provide details on the treatment of open space areas on the site including the provision of screen planting along common boundaries and the retention and protection of significant vegetation.

10. Flora and Fauna

The EA shall address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate identified impacts.

11. Public Domain

The EA is to address public domain improvements, pedestrian linkages and street activation.

12. SEPP 65 - Design Quality of Residential Flat Development

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

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. 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

	<p>significance and potential impact on the archaeological resources.</p> <p>15. Statement of Commitments The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p> <p>16. Utilities In consultation with relevant agencies, the EA shall address the existing capacity and requirements of the development for the provision of utilities.</p> <p>17. Staging The EA must include details regarding staging of the proposed development (if proposed).</p> <p>18. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
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 Inner North Subregional Strategy;
- SEPP 55 - Remediation of Land;
- SEPP 65 - Design Quality of Residential Flat Development & Residential Flat Design Code (Planning NSW) 2004;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP (Infrastructure) 2007;
- Planning Guidelines for Walking and Cycling
- Healthy Urban Development Checklist 2010
- Ryde Local Environmental Plan 2010; 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>	<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, aerial 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>	<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; 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: <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

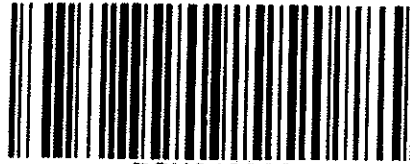
	<p>land in relation to the boundaries of the land and any development on adjoining land;</p> <ul style="list-style-type: none"> • detailed floor plans and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies 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. <p>5. Visual modelling analysis of the proposed development at an appropriate scale.</p> <p>6. Other documents / plans:</p> <ul style="list-style-type: none"> • 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 construction and traffic during the construction stages of the development including impacts on accessibility, amenity and safety of public transport use, walking and cycling during construction, access arrangements for emergency vehicles and workers and an estimation of the number of truck movements expected during the construction phase; and • Arborist’s report – Detailing the location and condition of existing trees and vegetation on the site.
<p><u>Documents to be submitted</u></p>	<ul style="list-style-type: none"> • 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 • 5 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. <p>NOTE: Each file must be titled and saved in such a way that it is clearly recognisable</p>

without being opened. If multiple pdf's make up one document or report, these must be titled in sequential order.

ATTACHMENT 2
Government Authority Responses to Request for Key Issues
For Information Only



Transport



PCU018009

Mr Anthony Witherdin
Team Leader
Metropolitan Projects
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001



Attention: Mr Ben Lusher

Dear Mr Witherdin,

**REQUEST FOR DRAFT DIRECTOR GENERAL'S REQUIREMENTS
RESIDENTIAL DEVELOPMENT, RRCS SITE, RYDE**

I refer to your letter dated 7 December 2010 seeking advice on the draft Director-General's Requirements (DGRs) for the above proposal. Transport NSW appreciates the opportunity to provide input to this application.

Transport NSW has reviewed the draft DGRs and supporting Preliminary Environmental Assessment (PEA) prepared by JBA Planning Pty Ltd. Transport NSW requests that the following matters be addressed within the 'Transport and Accessibility' section (item 5) of the final DGRs:

1. Amend the first requirement to read: "Provide a Transport & Accessibility Impact Assessment prepared with reference to the *Metropolitan Transport Plan – Connecting the City of Cities, the NSW State Plan 2010, NSW Planning Guidelines for Walking and Cycling, the Integrating Land Use and Transport* policy package and the RTA's *Guide to Traffic Generating Developments*.";

Include the following additional comments immediately following the above:

2. As part of the Transport and Accessibility Impact Assessment, demonstrate a minimal provision of on-site car parking for the proposed development having regard to the site's accessibility to public transport, local planning controls and the RTA's *Guide to Traffic Generating Developments*. (**Note:** the Department supports reduced car parking rates);
3. Provide an estimate of the total trips generated by the proposed development and identify measures to manage travel demand, increase the use of public and non-car transport modes, and assist in achieving the objectives and targets set out in the NSW State Plan 2010;

4. Provide an analysis of public transport provision, walking and cycling connections within the vicinity of the proposed site and address the potential for improving accessibility to and from the site and connections to the wider region via sustainable transport modes;
5. Address the potential for implementing a Workplace Travel Plan (WTP) for workers to the subject site. [Further information on WTPs can be found at the Premier's Council for Active Living (PCAL) website (www.pcal.nsw.gov.au/workplace_travel_plan)]; The following types of measures are encouraged as part of Travel Plans for major employment generators including the purchase of bulk public transport tickets at a discount rate, discounts on bicycle equipment or purchasing bikes for rental by employees; raising awareness of public transport, walking or cycling options and providing guides and local maps; and
6. Prepare a Construction Traffic Management Plan (CTMP) to mitigate any potential impacts to accessibility, amenity and safety of public transport use, walking and cycling during construction, including access arrangements for emergency vehicles and workers and an estimation of the number of truck movements expected during the construction phase.


The environmental assessment should examine opportunities to improve access for pedestrians through the site. Similarly, the Study should address bicycle connections from the site to the surrounding bicycle network and bicycle parking in the proposed development.

Finally, it is requested that the DGRs include the following documents in the list of relevant policies to be addressed by the Environmental Assessment:

- *Sydney Metropolitan Strategy*, NSW Department of Planning, 2005;
- *Inner North Sub Regional Strategy*, NSW Department of Planning, 2007;
- *NSW Bike Plan*, NSW Government, 2010; and
- *Healthy Urban Development Checklist*, NSW Health, 2010.

It is requested that Transport NSW be consulted by the applicant during preparation of the Environmental Assessment. The contact officer for this matter is Ben Colmer, who can be contacted on 8202 2351 or ben.colmer@transport.nsw.gov.au.

Yours sincerely



15/12/10

David Hartmann
A/ Senior Manager
Centre for Transport Planning

CD10/09790

RTA Ref: RDC 10M2551a SYD10/01055
Contact: Angela Malloch T 8849 2041
DoP Ref: MP 10_0189



The Director
Metropolitan Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Ben Lusher

**RESIDENTIAL DEVELOPMENT AT RRCS SITE
DIRECTOR GENERAL'S REQUIREMENTS.**

Dear Sir / Madam,

Reference is made to the Department's correspondence dated 14 January 2011 requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required).

The key intersections to be examined / modelled include but not be limited to:

- Any access point/Victoria Road
 - Charles Street/Victoria Road
 - Charles Street/Morrison Road
 - Morrison Road/Princes Street
 - Victoria Road/Princes Street
 - Morrison Road/Devlin Street
2. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
 3. Proposed number of car parking spaces and compliance with the appropriate parking codes.

Roads and Traffic Authority

4. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
5. The RTA will require in due course the provision of a traffic management plan for all demolition / construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

Should you require any further clarification in relation to this matter, please call the contact officer named at the top of this letter.

Yours faithfully



Owen Hodgson
Senior Land Use Planner
Transport Planning, Sydney Region

25 January 2011