

Draft Director General's Requirements

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

Application number	MP 10_0214
Project	Commercial development on Site 8b (6 storey building with 2 levels of basement parking, associated rooftop plant equipment and subdivision of Lot 8b)
Location	Murray Rose Avenue, Sydney Olympic Park
Proponent	FDC Construction & Fitout Pty Ltd
Date issued	22.12.2010
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: • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy 55 - Remediation of Land; • Sydney Olympic Park Master Plan 2030; • Relevant Sydney Olympic Park Authority guidelines and policies; • State Plan 2010; • Sydney Metropolitan Plan 2036 and the draft West Central Subregional Strategy; • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form and Urban Design • Design excellence, with specific regard to façade presentation, streetscape, massing inclusive of setbacks, proportions to openings, building articulation, and amenity; • Height, depth, bulk, scale and overshadowing impacts of the proposed development within the context of existing and adjoining developments; • Design principles incorporated into the development in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security, and water and energy efficiency; • Detail how services, including but not limited to, waste management, loading zones, and mechanical plants are integrated into the design of the development; • Detailed plans, elevations and sections; • A view analysis is to be undertaken inclusive of photomontages and perspectives of key elements and views of the development from key vistas, such as the station forecourt; • Advice from SOPA's Design Review Panel and the Proponent's response is to form part of the detailed EA; • Construction methodology with details pertaining to structural support during excavation. 3. Public Domain • Identify proposed open space, public domain and pedestrian linkages with and between other public domain spaces, in particular station forecourt and Jacaranda Square; • Details on the interface between the proposed development and public domain, in particular the detailed design of the Murray Rose frontage and its coordination with public domain improvements such as street furniture, etc; • Landscaping details, including retention of existing significant trees.

	4. Transport and Accessibility - Detailed assessment of traffic, parking and access arrangements for the site, particularly at peak times. - Provide a <i>Transport & Accessibility Impact Assessment</i>, demonstrating minimal provision of on-site car parking given the site's accessibility to public transport. - Daily and peak traffic movements likely to be generated, including impacts on nearby intersections and the need/associated funding for upgrading or road improvement works (if required). - Management of traffic, access and parking during special events, with particular regard given to the operation of the site during road closures for these events. - Details regarding loading/unloading requirements and any other service delivery provisions. - Accessible parking is to be provided at 3% of the total off street parking spaces in accordance with the SOPA Access Guidelines. 5. Precinct Co-ordination - Adequately address the impact of major events in the precinct as it relates to the proposed development within the Town Centre (SOP Major Event Impact Assessment Guidelines). - Demonstrate that the development (and its business functioning) can 'work' in major event mode. This will require a clear understanding of the major event operating mode and implications for the development. - Demonstrate how the rear service lane will operate during construction of site 8b, particularly in respect to certain events (eg. Easter Show & V8 Supercar race). - Demonstrate how access to the electrical substation and garbage room will be available during the Royal Easter Show. 6. Acoustics & Noise Impacts - Construction and operational noise impacts should be addressed against relevant guidelines and legislation, such as NSW DECCW guidelines in consultation with relevant agencies, where appropriate. - Acoustic report in accordance with the Department of Planning's "Development Near Rail Corridors and Busy Roads – Interim Guidelines". - Acoustic treatment and noise attenuation measures on proposed building, particularly during event mode. 7. Waste Management - Address waste management issues during demolition, construction and operational stages; likely quantities, proposed disposal destinations and best practices for safe handling and disposal should be in accordance with WorkCover's Occupational Health & Safety Requirements. 8. Infrastructure and Utilities - Address the existing capacity and requirements of the development for water supply, wastewater, stormwater, electricity, waste disposal, communications and gas. Any staging, if any, of infrastructure works should be identified accordingly. 9. Ecologically Sustainable Development (ESD) - Identify how the development will incorporate ESD principles, including water management and reuse, energy efficiency, recycling and waste disposal. 10. Construction Management - Address all impacts from demolition and construction, in particular on traffic, roads, rail, access, noise, vibration, air quality and stormwater. - Prepare a Construction Traffic Management Plan 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. 11. Subdivision - Provide details of proposed subdivision of Lot 8b. 12. 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 Projects 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; • 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: • 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; and • traffic and road patterns, pedestrian 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 <i>Disability Discrimination Act 1992</i>; • 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. 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 & 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; • 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; • 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; • Material samples board detailing treatments and finishes; and • 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 9.00am, 12.00 midday and 3.00pm.
Documents to be submitted	• 1 copy of the EA, plans and documentation for the Test of Adequacy; • 6 hard copies of the EA (once the EA has been determined adequate); • 6 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), individual plans and documents must not exceeding 5Mb in size. The precise number of copies required is to be confirmed prior to the public exhibition.