

Director General's Environmental Assessment Requirements

Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application No.	SSD-5093
Proposal Name	Revised DGRs for the North Ryde Station Precinct (High Density Residential and Mixed Use Sub-Precincts) Stage 1 Preliminary Works State Significant Development
Location	The High Density Residential and Mixed Use Sub-Precincts (also known as the 'M2 Site') of the North Ryde Station Precinct, being land bound by Epping Road, Delhi Road and the M2 Motorway at North Ryde and legally described as Lot 101 in DP 1131776 and part Lot 2 in DP 528488
Applicant	UrbanGrowth NSW
Date of Issue	19 May 2014
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum requirements in Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>, specifically form specifications in clause 6 and content specifications in clause 7. The EIS must also satisfy the general requirements set out in 1 to 3 below.
	1. Description of works Proposed works associated with the proposed development should be outlined, that may include: • establishment of development super lots, with the draft plans of subdivision identifying all covenants, easements and notations for each proposed land title and, if relevant, how the subdivision is to be staged • allocation of gross floor space to the proposed development super lots. • construction of primary roads and key intersections. • construction and provision of key pedestrian and cycle connections, including a pedestrian bridge over Delhi Road to the North Ryde Station. • public domain works to establish open space lots. • construction of drainage, utility and other enabling infrastructure. • future ownership and management arrangements for the proposed infrastructure, as relevant.
	2. Ecologically Sustainable Development (ESD) • Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>) will be incorporated in the design, construction and ongoing operation phases of the development.

	3. Capital investment value • Provide a report from a quantity surveyor identifying the capital investment value for the proposal.
Key issues	The EIS must address the key issues set out in 1 to 13 below.
	1. Relevant Legislation The EIS must address the objects and relevant statutory requirements set out in the: • <i>Environmental Planning and Assessment Act 1979</i> • <i>Environmental Planning and Assessment Regulation 2000</i> • <i>Roads Act 1993</i> • <i>Water Act 1912</i> • <i>Water Management Act 2000</i>
	2. Environmental Planning Instruments (EPIs) Address the relevant statutory provisions applying to the site contained within all relevant EPIs, including: • <i>Ryde Local Environmental Plan 2010</i> • <i>State Environmental Planning Policy (State and Regional Development) 2011</i> • <i>State Environmental Planning Policy 55 - Remediation of Land</i> • <i>State Environmental Planning Policy (Infrastructure) 2007</i> This should include the following matters: <i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development. <i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.
	3. Policies, Guidelines and Planning Agreements Address and demonstrate how the development promotes or is consistent with the relevant provisions, objectives and controls of relevant policies, guidelines and planning agreements, including: • <i>Metropolitan Plan for Sydney 2036</i> • <i>Draft Metropolitan Plan for Sydney</i> • <i>Draft Inner North Subregional Strategy</i> • <i>Draft Centre Design Guidelines</i> (Department of Planning) • <i>North Ryde Station Precinct Development Control Plan 2013</i> (NRSP DCP 2013) including other relevant policies that apply to development in the precinct identified within Tables 1 and 2 of the DCP.
	4. Earthworks • Provide a detailed survey showing existing and proposed levels, and proposed quantities of cut and fill necessary for the proposed works.

	• If relevant: • provide details, including cross sections, of any excavation works that are either above or within 25 metres of the rail corridor. • provide details on the fill including types of materials and their source. • provide details of the disposal location of excess cut and proposed means of transportation.
	5. Urban design • Provide plan(s) and supporting documentation identifying the proposed open space, public domain areas and pedestrian/cycle linkages. • Provide plan(s) and supporting documentation identifying the proposed distribution of gross floor area. • Outline any visual impacts of the proposal on surrounding areas and how these impacts will be mitigated, with particular regard to the pedestrian and cycle link between the North Ryde Station and the Mixed Use Sub-Precinct and its visual impact on the Macquarie Park Cemetery and Crematorium.
	6. Transport and accessibility • Provide details of the proposed roads, pedestrian/cycle routes and intersection upgrades in accordance with section 3.2 Circulation Networks and Figure 4 of the NRSP DCP 2013. • Demonstrate that the proposed works provide clear, safe and high amenity pedestrian and cycle linkages to key destination points such as North Ryde Rail Station and Waterloo Road. • Demonstrate that all proposed roads satisfy the street dimensions and designs set out in section 4.1 of the NRSP DCP 2013. • Provide for adequate road side collection points for all super lots accessible by Council's waste vehicles. • Demonstrate how future access points identified in Figure 4 of the NRSP DCP 2013 and within the development site, will be connected or preserved. • Provide details of the proposed access and parking provisions associated with the application, including compliance with the relevant Australian Standards. • Demonstrate that the road and pedestrian/cycle route designs provide for safe and effective movement and adequate capacity, having regard to modelling and site investigations carried out for the North Ryde Rail Station urban activation precinct. • Provide details of the pedestrian/cyclist link between the North Ryde Rail Station and the Mixed Use Sub-Precinct in accordance with section 4.3 of the NRSP DCP 2013. • Identify any existing and proposed public transport facilities to be delivered or upgraded under section 3.3 of the NRSP DCP 2013 as relevant to works proposed for the High Density Residential and Mixed Use Sub-Precincts. • Identify bicycle parking areas as relevant to works proposed for the High Density Residential and Mixed Use Sub-Precincts. • Demonstrate provision of emergency access from the site to the M2 in accordance with section 3.2(3) of the NRSP DCP 2013.

	7. Biodiversity • Provide a biodiversity assessment of any potential impacts on Bundara Reserve, with particular regard to its Sydney Turpentine Ironbark Forest vegetation community which is listed as critically endangered under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> and endangered under the <i>Threatened Species Conservation Act 1995</i>. • Provide a biodiversity assessment of any potential impacts on the Lane Cove River National Park particularly those areas within the Porters Creek catchment downstream of the site. • Biodiversity assessments should be prepared in accordance with the <i>Guidelines for developments adjoining land and water managed by the Department of Environmental Climate Change and Water</i> (June 2010), if relevant. • Provide a vegetation management plan in accordance with section 8.6 of the NRSP DCP 2013. • Provide an arborist report in accordance with section 8.6 of the NRSP DCP 2013. • Provide a street tree plan in accordance with section 4.5 of the NRSP DCP 2013. 8. Water quality • Demonstrate that water discharged from the site will not adversely impact on the watercourses, riparian corridors and groundwater dependent ecosystems located in the vicinity of the Mixed Use and High Residential Density Sub-Precincts as a result of the proposed development, with particular regard to Porters Creek and Lane Cove River. • Prepare an Integrated Water Management Plan in accordance with section 4.4 of the NRSP DCP 2013. 9. Heritage • Identify and assess any impacts of the proposal on the bricked domed well or cistern located within the Mixed Use Sub-Precinct in accordance with section 8.9 of the NRSP DCP 2013. • If the proposal will potentially impact on this item a report is to be provided that details the arrangements for archaeological monitoring, including consultation with the City of Ryde Council. 10. Flooding • Demonstrate that the development is compatible with the flood hazard of the land, and identify any impacts of the proposed development on flood behaviour. • Demonstrate provision of an alternate site access to the High Density Residential Sub-Precinct for emergency vehicles, in accordance with section 8.2(1) of the NRSP DCP 2013. • Demonstrate that the design of the road connecting the High Density Residential Sub-Precinct with Wicks Road will accommodate future flood mitigation works that seek to relieve existing flooding impacts on Wicks Road, in accordance with section 8.2(2) of the NRSP DCP 2013.
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	11. Geotechnical and contamination • Demonstrate the suitability of the land for the proposed development having regard to contamination and the site's geotechnical characteristics including erosion potential, salinity and the presence of potential and actual acid sulphate soils. • Outline measures to avoid, manage or mitigate adverse geotechnical or contamination impacts in accordance with relevant guidelines. 12. Utilities & services • Identify any utilities and services that currently pass through or service the site including those that are, or will become, redundant. • Identify all existing easements and any encumbrances on title that will be affected by the proposed subdivision. • Provide details of the required utilities and services, and any augmentation that may be required to support the proposed development, and their future maintenance needs. • Identify how the proposed infrastructure design will accommodate efficient provision of other urban infrastructure (e.g. street lighting). 13. Construction and operational impacts • Provide an assessment of construction and operational impacts and identify appropriate mitigation measures in accordance with relevant guidelines. This should include (but not be limited to) the following matters: • construction traffic impacts, including an estimation of truck movements expected during the construction phase • measures to manage, where appropriate, accessibility, amenity and safety of public transport use, walking and cycling, and emergency vehicle access during construction works • construction noise • air quality • water quality • soil and erosion • groundwater impact • impacts on groundwater dependent ecosystems and • waste
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: a) <i>Government agencies and organisations</i> • City of Ryde • Transport for NSW (including Roads and Maritime Services, State Transit Authority and Sydney Trains) • Office of Environment and Heritage • Environment Protection Authority

	• NSW Office of Water • Emergency services agencies • All relevant utility providers <i>b) Adjoining Landowners</i> • Consultation with adjoining landowners is to be undertaken to discuss and address, where appropriate, the impact of the proposal. <i>c) Public</i> • An appropriate level of consultation is to be carried out with the general public. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, an explanation should be provided.
Further consultation after 12 months	If you do not lodge an EIS for the development within 12 months of the issue date of these revised DGRs, you must consult with the Director-General in relation to the requirements for lodgement.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.
Landowners information	Any landowner/s consent is to be provided in accordance with clause 49 of the <i>Environmental Planning and Assessment Regulation 2000</i> .

ATTACHMENT A

Government Authority Responses to Request for Key Issues
For Information Only