

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 5700-2012
Proposal Name	Student Accommodation, Block 4 South
Location	Central Park, Chippendale (former Carlton United Breweries)
Applicant	Frasers Central Park JV No 2
Date of Issue	19/12/12
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity; and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context: Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • <i>the Environmental Planning & Assessment Act 1979</i>; • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No. 55- Remediation of Land; • State Environmental Planning Policy No. 65- Design Quality of Residential Flat Development & accompanying Residential Flat Design Code; • State Environmental Planning Policy (Affordable Rental Housing) 2009; and • Sydney Local Environmental Plan 2005. <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • Metropolitan Plan for Sydney 2036; • Sydney City Draft Sub-Regional Strategy; • Sydney 2030 (The City of Sydney Council); • Development Near Rail Corridors and Busy Roads- Interim Guideline; • Planning Guidelines for Walking and Cycling; and

- City of Sydney Council Boarding Houses DCP 2004.

2. Compliance with the Approved Concept Plan

The EIS shall demonstrate consistency with the terms of the Concept Plan approval MP06_0171 MOD 2, dated 5 February 2009 (including relevant modifications) and justification for any areas of inconsistency, including land use.

3. Built Form and Urban Design

The EIS shall address:

- the height, bulk and scale of the proposed development within the context of the locality and the approved Concept Plan; and
- design quality, with specific consideration of the overall site layout, axis, vistas and connectivity, street activation, façades, massing, setbacks, building articulation, materials, use of appropriate colours, building materials, landscaping and safer by design.

4. Environmental and Residential Amenity

The EIS must have regard to SEPP 65 and the Residential Flat Design Code recommendations to achieve a high level of environmental and residential amenity. In this regard, the EIS should consider the proposed accommodation, as well as surrounding residential development.

5. Landscaping and Public Domain Management

The EIS shall provide details of the public domain works and landscaping adjacent to the site, considering City of Sydney Council's requirements.

6. Economic Impact Assessment

The EIS shall address the economic impacts of the proposal, specifically impacts resulting from the deletion of the approved commercial floorspace and the provision of a predominantly residential development.

7. Transport and Accessibility (Construction and Operation)

The EIS shall:

- detail access arrangements at all stages of construction;
- detail support of non private vehicle travel methods such as provisions for bicycle parking and car sharing schemes;
- provide accurate details of daily and peak vehicle movements and assess the impacts of this traffic on the local road network, including intersection capacity, having regard to local planning controls;
- demonstrate appropriate provision of on-site car parking (Note: the Department supports reduced car parking in areas well-served by public transport); and
- include a Workplace Travel Plan and Travel Access Guide for employees, residents and visitors to the site.

8. Ecologically Sustainable Development (ESD)

The EIS shall:

- detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development; and
- demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice and achieve a suitable Green Star rating, as required by B12(2) of the approved Concept Plan (as modified).

	<p>9. Noise The EIS shall identify the main noise generating sources and activities at all stages of construction, and any noise sources during operation. The EIS shall outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.</p> <p>10. Drainage and Flooding The EIS shall address drainage / flooding issues associated with the development / site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p>11. Staging The EIS is to include details regarding the staging of the proposed development, In relation to the Central Park site.</p>
<p>Plans and Documents</p>	<p>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>. These are to be provided as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Shadow Diagrams; • Erosion and Sediment Control Plan; • View Analysis; • Landscape Plan and Public Domain Plan; • Construction Management Plan and Traffic Management Plan; and • 3D perspectives & photomontages of the proposed development; • an Operational Management Plan (addressing requirements including waste management, loading zones and mechanical plant).
<p>Consultation</p>	<p>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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • The City of Sydney Council. <p>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, a short explanation should be provided</p>
<p>Further consultation after 2 years</p>	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director General in relation to the preparation of the EIS.</p>
<p>References</p>	<p>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 proposal.</p>