

# 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*

<b>Application Number</b>	SSD 6092
<b>Proposal Name</b>	Mixed Use Development, Block 8 – Central Park
<b>Location</b>	Central Park, Chippendale (former Carlton United Breweries)
<b>Applicant</b>	Central Park JV No 2
<b>Date of Issue</b>	13 September 2013
<b>General Requirements</b>	<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"> <li>• adequate baseline data;</li> <li>• consideration of potential cumulative impacts due to other development in the vicinity; and</li> <li>• measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Statutory and Strategic Context:</b></p> <p>Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State &amp; Regional Development) 2011;</li> <li>• State Environmental Planning Policy (Infrastructure) 2007;</li> <li>• State Environmental Planning Policy No. 55 - Remediation of Land;</li> <li>• State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development &amp; accompanying Residential Flat Design Code; and</li> <li>• Sydney Local Environmental Plan 2005.</li> </ul> <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• Draft Metropolitan Strategy for Sydney;</li> <li>• Metropolitan Plan for Sydney 2036;</li> <li>• Draft Sydney City Sub-Regional Strategy;</li> <li>• Sydney 2030 (The City of Sydney Council);</li> <li>• Development Near Rail Corridors and Busy Roads- Interim Guideline;</li> <li>• Guide to Traffic Generating Developments (RTA); and</li> <li>• NSW Planning Guidelines for Walking and Cycling.</li> </ul>

	<p><b>2. Compliance with the Approved Concept Plan</b></p> <p>The EIS shall demonstrate that the proposal is consistent with the Concept Plan approval MP 06_0171 dated 5 February 2009 (as modified).</p> <p><b>3. Built Form and Urban Design</b></p> <p>The EIS shall address:</p> <ul style="list-style-type: none"> <li>• the height, bulk and scale of the proposed development within the context of the locality and the approved Concept Plan; and</li> <li>• 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.</li> </ul> <p><b>4. Environmental and Residential Amenity</b></p> <p>The EIS show compliance with 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.</p> <p><b>5. Landscaping and Public Domain Management</b></p> <p>The EIS shall provide details of the public domain works and landscaping adjacent to the site, considering City of Sydney Council's requirements including the Street Tree Master Plan, Streets Design Code and draft Interim Sydney Lights Design Code.</p> <p><b>6. Transport and Accessibility (Construction and Operation)</b></p> <p>The EIS shall:</p> <ul style="list-style-type: none"> <li>• detail access arrangements at all stages of construction;</li> <li>• detail support of non private vehicle travel methods such as provisions for car sharing schemes;</li> <li>• detail service vehicle parking arrangements that enable entry and exit in a forward direction;</li> <li>• provide accurate details of peak hour vehicle movements and assess the impacts of this traffic on the local road network, including intersection capacity, having regard to local planning controls; and</li> <li>• demonstrate appropriate provision of on-site car and bicycle parking, including bicycle parking at ground level (Note: the Department supports reduced car parking in areas well-served by public transport).</li> </ul> <p><b>7. Ecologically Sustainable Development (ESD)</b></p> <p>The EIS shall:</p> <ul style="list-style-type: none"> <li>• detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development; and</li> <li>• 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, consistent with the approved Concept Plan (as modified).</li> </ul> <p><b>8. Noise</b></p> <p>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><b>9. Drainage and Flooding</b></p> <p>The EIS shall address drainage / flooding issues associated with the development / site, including stormwater, drainage infrastructure and</p>
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	<p>incorporation of Water Sensitive Urban Design measures.</p> <p><b>10. Staging</b> The EIS is to include details regarding the staging of the proposed development, In relation to the Central Park site.</p> <p><b>11. Contributions</b> The EIS shall address the contributions applicable to the development / or details of any Voluntary Planning Agreement.</p>
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups (including the Chippendale Residents Interest Group) and affected landowners.</p> <p>In particular you must consult with City of Sydney Council.</p> <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>
<b>Further consultation after 2 years</b>	<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>
<b>References</b>	<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>