



Contact: Mark Brown
Phone: 02 9228 6385
Fax: 02 9228 6455
Email: mark.brown@planning.nsw.gov.au
Our ref: SSD 6376

Mr Michael Goldrick
Frasers Property Pty Ltd
Suite 11, Level 12 Lumiere Commercial
101 Bathurst Street
SYDNEY NSW 2000

Dear Mr Goldrick

**Director-General's Requirements for a Mixed Use Development at
Block 11, Central Park, Chippendale (SSD 6376)**

Planning and Infrastructure (the agency) has received your request for Director General's Environmental Assessment Requirements (DGRs) for the above development.

Please find attached a copy of the DGRs for the preparation of an Environmental Impact Statement (EIS) for the development. These requirements have been prepared in consultation with relevant government agencies based on the information you have provided to date. I have also attached a copy of the government authorities' comments for your information. Please note that the Director-General may alter these requirements at any time.

In this regard, I note that comments from Transport for NSW remain pending and therefore these requirements may be updated to reflect any relevant matters they may raise.

Following a review of the information received, the agency is of the view that the proposal would require the submission of a Section 75W modification application to the approved Concept Plan to amend the approved building envelopes for Block 11. It is requested that this application accompany the DA for Block 11.

If you do not lodge a DA and EIS for the development within 2 years, you must consult further with the Director General in relation to the preparation of the EIS.

Prior to exhibiting the EIS that you submit for the development, the agency will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

I would appreciate it if you would contact the agency at least two weeks before you propose to submit your EIS. This will enable the agency to:

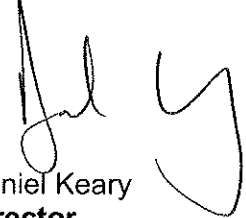
- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

If your development 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 Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

Your contact officer, Mark Brown, can be contacted on 9228 6385. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

 25/2/14
Daniel Keary
Director
Industry, Key Sites and Social Projects

as delegate for the Director General

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 6376
Proposal Name	Mixed Use Development, Block 11 – Central Park
Location	Central Park, Chippendale (former Carlton United Breweries)
Applicant	Frasers Broadway Pty Ltd
Date of Issue	25/2/14
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include: - 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	The EIS must address the following specific matters: 1. Statutory Context – including: Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including: - the <i>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. 64 – Advertising and Signage; - State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development & accompanying Residential Flat Design Code; - State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; and - Sydney Local Environmental Plan 2005. Address the relevant planning provisions, goals and strategic planning objectives in the following: - Draft Metropolitan Strategy for Sydney to 2031; - Metropolitan Plan for Sydney 2036; - Metropolitan Transport Plan 2010; - Draft Sydney City Sub-Regional Strategy; - Sydney 2030 (The City of Sydney Council); - Development Near Rail Corridors and Busy Roads- Interim Guideline;

- Guide to Traffic Generating Developments (RTA);
- NSW Planning Guidelines for Walking and Cycling; and
- City Centre Access Strategy.

2. Compliance with the approved Concept Plan

The EIS shall demonstrate that the proposal is consistent with the Concept Plan approval MP 06_0171 dated 5 February 2009 (as modified).

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, 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 shall demonstrate 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.

5. Child Care

The EIS shall address the relevant child care requirements for construction of a child care centre including the Children (Education and Care Services) Supplementary Provisions Regulation 2012.

6. 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 Public Domain Manual and other requirements including the Street Tree Master Plan, Streets Design Code and draft Interim Sydney Lights Design Code.

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 car sharing schemes;
- detail service vehicle parking arrangements that enable entry and exit in a forward direction;
- provide accurate details of peak hour vehicle movements and assess the impacts of this traffic on the local road network, including intersection capacity;
- include an assessment of the impact upon pedestrian and vehicular traffic with the new link road between O'Connor Street and Park Lane;
- demonstrate appropriate provision, design and location of on-site car and bicycle parking, including bicycle parking at ground level (Note: Planning and Infrastructure 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, consistent with the approved Concept Plan (as modified). 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. 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. 11. Staging The EIS is to include details regarding the staging of the proposed development, in relation to the Central Park site. 12. Contributions The EIS shall address the contributions applicable to the development / or details of any Voluntary Planning Agreement. 13. Heritage The EA shall provide a Heritage Impact Statement that should be prepared in accordance with the NSW Heritage Office publication "Statement of Heritage Impact" having regard to the proposal's impact on the heritage significance of the Castle Connell Hotel. This should also detail any reuse of the building. 14. Consultation During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, and community groups (including the Chippendale Residents Interest Group). In particular you must consult with the City of Sydney Council. 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.
Further consultation after 2 years	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.
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 proposal.