

Director-General's Requirements

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

Application number	MP 08_0241
Project	Project Application for construction of a commercial development
Location	86-96 & 100 Mount Street, North Sydney
Proponent	Urbis Pty Ltd on behalf of Delmege Commercial & Lainge O'Rourke
Date issued	30 April 2009
Expiry date	If the Environmental Assessment (EA) 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	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> • SEPP 55, Draft SEPP 66, SEPP (Infrastructure) 2007; • Draft Inner North Subregional Metropolitan Strategy; • North Sydney LEP 2001 and North Sydney DCP 2002; • Draft North Sydney LEP 2001 (Amendment No. 28); • NSW State Plan, Urban Transport Statement; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines (including DCP's) and justification for any non-compliance. 2. Architectural, Building and Urban Design Impacts <ul style="list-style-type: none"> • The EA shall address the visual impact of the project in the context of adjoining development, and the impact on any adjacent heritage item (on-site, adjoining and adjacent the site) and its setting and building mass as viewed from public areas. • The EA shall also address the design of the proposed development relative to the proposed design of the adjoining development at 88 Walker and 77-81 Berry Street, North Sydney in order to ensure a high level of design quality and coordination of outcomes to the public domain are achieved for the North Sydney Centre. 3. Site Amalgamation <ul style="list-style-type: none"> • The proposal should seek to amalgamate with the property to the west known as 80 - 84 Mount Street on the corner of Mount Street, Spring Street and Denison Street so that a more appropriate and reasonable relationship is established with surrounding development and land uses, details shall be included in the EA, and shall include details outlining negotiations with the owners of the affected properties. • If this is demonstrated to be not possible, the EA shall assess, in detail, possible alternative options for this land demonstrating that it can be appropriately and reasonably be integrated into the development and land uses proposed for the land immediately adjacent, and also give consideration to the viable future development potential of the isolated site. 4. Built Form <ul style="list-style-type: none"> • The EA shall address the appropriateness of the height, bulk and scale of the proposed development within the context of the surrounding development and mitigate potential impacts relating to loss of sunlight, privacy and views at neighbouring properties and the public domain.

	<ul style="list-style-type: none"> In particular, the proposal should seek to provide appropriate building setbacks and a podium to ensure the development makes a positive contribution to the human scale of the North Sydney Centre, and to minimise amenity impacts on the public domain. It is noted that the resolution of this issue may impact upon the size of floor plates at upper levels. <p>The EA shall also provide the following documents:</p> <ul style="list-style-type: none"> Comparable height study to demonstrate how the proposed height relates to the height of the existing development surrounding the subject site; View analysis to and from the site from key vantage points; and Options for building massing and articulation. <p>5. Public Domain The EA shall consider;</p> <ul style="list-style-type: none"> Potential improvements to the existing public domain including local streets, footpaths and shared - zones and identify any proposed road closures and re-alignments. Interface of proposed development and public domain (where applicable); Relationship to and impact upon existing public domain; and Provision of linkages with and between other public domain spaces including access rights, openness to the sky, legibility and "safer by design" (CPTED) issues
	<p>6. Transport and Accessibility (Construction and Operational) The EA shall address the following matters:</p> <ul style="list-style-type: none"> Provide a Transport & Accessibility Impact Study prepared in accordance with the RTA's <i>Guide to Traffic Generating Developments</i>, considering traffic generation, any required road / intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages. In particular the key intersections the study should consider are: <ul style="list-style-type: none"> Mount Street/Walker Street; Berry Street/Walker Street; and Pacific Highway/Walker Street. Provide an assessment of the proposal with regards to the Governments 'Integrating Land Use and Transport Policy'. Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling). Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project.
	<p>7. Noise and Lighting Impacts Demonstrate that the proposal will be designed, constructed, operated and maintained so that there is no unacceptable level of noise impacts (including traffic noise) on amenity in the locality.</p> <p>8. Construction Impacts Address measures to ameliorate potential impacts arising from the demolition, excavation and construction phases of the proposed development upon surrounding land uses and public streets, and provide a Construction Management Plan.</p> <p>9. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> The proposal is to be designed to incorporate ESD principles in the design, construction and ongoing operation phases; and Provide an assessment of how the new commercial tower will achieve a 5 star Green Star and Commercial NABERS rating. <p>10. Contributions</p> <ul style="list-style-type: none"> The EA shall address provision of public benefit, services and infrastructure having regard to the Council's Section 94/94A Contribution Plan and/or details of any Planning Agreement or

	<p>other binding legal agreement.</p> <ul style="list-style-type: none"> The EA shall include a Developer Commitment Deed prepared and executed in accordance with the Railway Commitment Deed as required by North Sydney Council (and Railcorp) to ensure the increased demand upon the North Sydney Railway Station generated by the development is addressed satisfactorily.
	<p>11. Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</p> <p>12. Staging The EA must include details regarding the staging of the proposed development (if proposed).</p> <p>13. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
Deemed refusal period	60 days
Plans and Documents to accompany the Application	
General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, aerial 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. A Transport and Accessibility Impact Study prepared in accordance with the RTA's <i>Guide to Traffic Generating Developments</i>. 7. The plans and documents outlined below; 8. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 9. 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 10. 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	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sqm) 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, open space and heritage items;
 - the location and uses of existing buildings, shopping and employment areas;
 - traffic and road patterns, pedestrian routes and public transport nodes; and
 - including photographs of existing buildings and streetscapes, and any significant views and vistas.
4. **Architectural drawings** at an appropriate scale illustrating:
 - the location proposed building envelopes and/or structures on the land in relation to the boundaries of the land and any development on adjoining land;
 - 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;
 - any changes that will be made to the level of the land by excavation, filling or otherwise.
5. **Other plans and documents:**
 - **Landscape Concept 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.
 - **Shadow diagrams** showing solar access to the site and adjacent properties including open space areas (where appropriate) at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and Sep 21) at 9.00 am, 12.00 midday and 3.00 pm.
 - **CBD Rail Link Plan** – showing the location of the proposed CBD Rail Link (CBDRL) in relation to the subject development and site. The plan must provide sufficient information in order for RailCorp to make a full assessment of the development with regards to its interaction with the CBDRL, including consideration of the future effects of electrolysis, noise, vibration and electromagnetic fields.
 - **Stormwater Concept Plan** – illustrating the concept for stormwater management;
 - **Heritage Impact Statement** – prepared in accordance with the NSW Manual and illustrating the impact of the proposed development of the adjoining heritage item at 86 Walker Street (former North Sydney Fire Station).
 - **Wind Effects Report** - based on wind tunnel testing is to be submitted. The report is to identify and analyse the effects of wind conditions on pedestrians within the site, on the street at footpath level, and in other locations in the vicinity. The report shall also compare and analyse the current situation with the likely impacts created by the proposed development, and also take into consideration the proposal at No. 88 Walker Street.
 - **Isolated Site Design Options** – If the adjoining site to the west is not able to be amalgamated with the project, plans should be provided demonstrating the site is able to be developed in the future.
 - **Access Report** – to be prepared demonstrating compliance with the various Discrimination and Disability regulations for the building and open space areas, as well as access to the surrounding public spaces.
 - **Traffic and Transport Study** - addressing the RTA Guide to Traffic Generating Developments
 - **Geotechnical Report** – to be prepared in relation to the proposed excavation and structural integrity of surrounding properties.

	<ul style="list-style-type: none"> • Waste Management Plan – to be prepared to address both the construction and operational use of the proposed development. • Photomontages – detailing the proposal in the context of adjacent buildings, streetscapes and the North Sydney skyline. <p>6. A massing model of the proposed development.</p>
Documents to be submitted	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy (TOA) including 1 copy of the EA and plans on CD-ROM; <p>Once the EA has been determined to be adequate;</p> <ul style="list-style-type: none"> • 12 hard copies of the EA; • 12 sets of architectural and landscape plans to scale, including 1 set at A3 size (to scale); and • 1 copy of the EA and plans on CD-ROM (PDF format), in accordance with the Department's Web Site protocol.
Electronic Documents	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:</p> <ul style="list-style-type: none"> • Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files; • File names will need to be logical and appropriate labelled so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files; • Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order; • Graphic images will need to be provided as [.gif] files; • Photographic images should be provided as [.jpg] files; • Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each; and • Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order. <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.</p>