

## Director-General's Requirements

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

<b>Application number</b>	MP09_0169
<b>Project</b>	<b>Stage 1 Project Application</b> for the temporary use of the site for retail purposes, including demolition and construction works
<b>Location</b>	78-96 Arncliffe Street & 31-45 Princes Highway
<b>Proponent</b>	Mecone on behalf of NAHAS Constructions
<b>Date issued</b>	15/9/09
<b>Expiry date</b>	Two (2) years from the date of issue. 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.
<b>Key issues</b>	<p>The Environmental Assessment (EA) must address the following key issues:</p> <p><b>1. Relevant EPI's policies and Guidelines to be Addressed</b> Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including, but not limited to:</p> <ul style="list-style-type: none"> <li>• Objects of the EP&amp;A Act 1979;</li> <li>• NSW State Plan, Urban Transport Statement;</li> <li>• Draft South Sub-regional Strategy;</li> <li>• SEPP 55 Remediation of Land;</li> <li>• SEPP (Infrastructure) 2007;</li> <li>• Rockdale Local Environmental Plan 2000;</li> <li>• Relevant Rockdale Development Control Plans and policies, including, but not limited to, the Wolli Creek Streetscape Design Manual, and the Residential Amenity Improvements Scheme (RAIS); and</li> <li>• Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.</li> </ul> <p><b>2. Built Form</b> The EA shall address the height, bulk and scale, within the context of the adjacent streetscapes and the general locality.</p> <p>The EA shall clearly detail existing built form to be retained and to be demolished. A structural engineer's report, prepared by a suitably qualified engineer, shall be submitted demonstrating the structural integrity of any walls, floors and roofs to be retained.</p> <p><b>3. Urban Design</b> The EA shall address the following:</p> <ul style="list-style-type: none"> <li>• the design quality of the proposal, with specific consideration of the façade treatment and design, particularly to Brodie Spark Drive and Arncliffe Street, massing, setbacks, building articulation, roof form design, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain; and</li> <li>• signage concepts for the temporary uses including details of illumination.</li> </ul>

#### **4. Environmental and Residential Amenity**

The EA must address solar access, acoustic privacy, visual privacy, view loss and achieve a high level of environmental and residential amenity for surrounding residential occupiers.

#### **5. Transport & Accessibility Impacts (Construction and Operational)**

The EA shall address the following matters:

- Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's *Guide to Traffic Generating Developments*, considering the following issues:
  - Traffic generation including daily and peak traffic movements likely to be generated by the proposed development and the impact on nearby intersections;
  - Access, loading dock(s) and service vehicle movements, including consideration of current restrictions on ingress from Brodie Spark Drive and egress onto Arncliffe Street;
  - Car parking arrangements;
  - Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan;
  - Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
  - Identify measures to mitigate potential impacts for pedestrians and cyclists during and after the construction stage of the project (eg signposting); and,
  - Identify and resolve barriers to efficient and safe pedestrian and cycle access and identify all possible options for pedestrian and cycle connections through the subject site. Links to Wolli Creek and Arncliffe stations and the Princes Highway bus corridor from the subject site should also be specifically addressed with any necessary infrastructure upgrades identified.

#### **6. Ecologically Sustainable Development (ESD)**

The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

#### **7. Contributions**

The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contribution Plan for Wolli Creek, and provide details of any Voluntary Planning Agreement or other legally binding instrument proposed to facilitate this development.

#### **8. Contamination**

The EA is to demonstrate that the site is suitable for the proposed uses in accordance with SEPP 55.

#### **9. Consultation**

Undertake an appropriate and justified level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007*.

#### **10. Economic Impact Assessment**

The EA shall address the economic impact of the proposal and include a detailed investigation into the impact upon the retail, commercial and residential industry within the locality (including current approvals) and having regard to the hierarchy of centres in the relevant regional strategy.

	<p><b>11. Public Domain</b></p> <p>The EA shall provide details on the interface between the proposed uses and public domain, and the relationship to and impact upon the existing public domain.</p> <p>The EA shall address the following;</p> <ul style="list-style-type: none"> <li>• Potential improvements to the existing public domain including local streets, footpaths and shared - zones and identify any proposed road closures, openings and re-alignments.</li> <li>• Interface of proposed development and public domain;</li> <li>• Relationship to and impact upon existing public domain;</li> <li>• Provision of street lighting and CCTV; and,</li> <li>• Provision of a strategy to activate and enhance the presentation and amenity of the site and the public domain at the corner of Brodie Spark Drive and Arncliffe Street.</li> </ul> <p><b>12. Drainage</b></p> <p>The EA shall address drainage/flooding issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures</p> <p>The EA shall identify any potential hydraulic connection between the proposed development and groundwater sources and propose mitigation measures for any possible connection.</p> <p>The EA shall provide an assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity</p> <p><b>13. Construction Management</b></p> <p>The EA shall provide a Construction Management Plan to demonstrate the mitigation of impacts associated with demolition and construction works including noise, vibration and dust, and include consideration of pedestrian movements and safety, and the provision of car parking for construction workers.</p> <p><b>14. Statement of Commitments</b></p> <p>The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p>
<b>Deemed refusal period</b>	60 days

## Plans and Documents to accompany the Application

<b>General</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment;</li> <li>3. A thorough description of the proposed development, including details of all operational aspects of the proposed land uses;</li> <li>4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;</li> <li>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;</li> <li>6. The plans and documents outlined below;</li> <li>7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is complete and neither false nor misleading;</li> <li>8. 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 Development SEPP; and</li> <li>9. 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.</li> </ol>
<b>Plans and Documents</b>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> <li>1. An <b>existing site survey plan</b> drawn at an appropriate scale illustrating; <ul style="list-style-type: none"> <li>• the location of the land, boundary measurements, area (sq.m) and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site; and</li> <li>• location and height of adjacent buildings and private open space.</li> <li>• all levels to be to Australian Height Datum.</li> </ul> </li> <li>2. A <b>Site Analysis Plan</b> 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).</li> <li>3. A <b>locality/context plan</b> drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas;</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> </ol>

	<p>4. <b>Architectural drawings</b> at an appropriate scale illustrating:</p> <ul style="list-style-type: none"> <li>• the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;</li> <li>• detailed floor plans, sections and elevations of the proposed buildings;</li> <li>• elevation plans providing details of external building materials and colours proposed;</li> <li>• fenestrations, balconies and other features;</li> <li>• accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;</li> <li>• the height (AHD) of the proposed development in relation to the land;</li> <li>• the level of the lowest floor, the level of any unbuilt area and the level of the ground; and</li> <li>• any changes that will be made to the level of the land by excavation, filling or otherwise.</li> </ul> <p>5. <b>Other plans:</b></p> <ul style="list-style-type: none"> <li>• <b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management;</li> <li>• <b>Erosion and Sediment Control Plan</b> – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;</li> <li>• <b>Geotechnical Report</b> – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons;</li> <li>• <b>Landscape plan</b> - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site; and</li> <li>• <b>Photomontages</b> of the proposal in context with the surrounding area.</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 1 copy of the EA, plans and documentation for the <b>Test of Adequacy (TOA)</b>;</li> <li>• 12 hard copies of the EA (<b>once the EA has been determined adequate</b>);</li> <li>• 12 sets of all relevant plans to scale (including 1 set at A3 size to scale); and</li> <li>• 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size.</li> </ul> <p><b>NOTE: Each file must be titled and saved in such a way that it is clearly recognisable without being opened. If multiple pdf's make up one document or report, these must be titled in sequential order.</b></p>