



Planning

Mr Bernard Gallagher
JBA Urban Planning Consultants
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Our ref: MP 09_0187

Dear Mr Gallagher,

Director-General's Requirements for a Project Application for a Commercial / Residential Development, 6-16 Atchison Street, St Leonards (MP 09_0187)

Thank you for your request for Director-General's environmental assessment requirements (DGRs) for the above project on behalf of Bancor Developments. The DGRs were prepared with reference to the information provided within your application and in consultation with relevant Government agencies, including Council (attached).

Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the Proponent seeking approval for the project.

While the provision of key issues and assessment requirements means you are able to commence preparation of your Environmental Assessment, I would like to take this opportunity to reiterate the Department's particular concerns regarding the proposed variations to existing and proposed planning controls for the site, particularly in relation to building height.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Environmental Assessment does not adequately address the DGR's, the Director-General may require the Proponent to revise the Environmental Assessment to address the matters notified to the Proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies providing their key issues for the proposal. Please note that these responses have been provided to you for information and should be considered in your Environmental Assessment, however they do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Mr Tim Hogan on 02 9228 6236 or via e-mail at timothy.hogan@planning.nsw.gov.au.

Yours sincerely

Michael Woodland
Director
Metropolitan Projects
As delegate for the Director-General

21/1/2010

Application number	MP 09_0187
Project	Application for the construction of a residential/commercial development.
Location	6-16 Atchison Street, St Leonards
Proponent	JBA Urban Planning Consultants Pty Ltd on behalf of Bancor Developments Pty Ltd
Date issued	21/1/2010
Expiry date	If the Environmental Assessment (EA) is not exhibited within 2 years after the date of issue, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed <ul style="list-style-type: none"> Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in Appendix A. 2. Built Form and Height <ul style="list-style-type: none"> The EA shall address the height, bulk and scale of the proposed development within the context of the locality. In particular, detailed envelope / height and contextual studies should be undertaken to ensure the proposal integrates with the local environment. The EA shall also provide the following documents: <ul style="list-style-type: none"> Comparable height study to demonstrate how the proposed height relates to the height of the existing/approved developments surrounding the subject site and in the St Leonards Centre; View analysis to and from the site from key vantage points; and, Options for the siting and layout of the building envelope. 3. Land Use <ul style="list-style-type: none"> The EA shall address the relevant regional and local strategies in relation to the desired future mix of landuses, and provide a justification for the shortfall in the provision of non-residential floorspace area as prescribed by the relevant LEP. 4. Urban Design / Public Domain <ul style="list-style-type: none"> The EA shall address the design quality with specific consideration of the podium height, design and integration with the streetscape, façade detailing, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain, including an assessment against the CPTED Principles. 5. Environmental and Residential Amenity <ul style="list-style-type: none"> The EA must address solar access, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity. In this regard, the EA should consider appropriate separation distances to any adjacent residential buildings. The EA should address the issue of noise impact from existing developments and provide details of how this will be managed and ameliorated through the design of the building, in compliance with relevant Australian Standards.

	<p>6. Transport and Accessibility (Construction and Operational)</p> <ul style="list-style-type: none"> • The EA must demonstrate the provision of appropriate levels of on-site car parking for the proposal having regard to local planning controls and RTA guidelines. (Note: the Department supports reduced car parking rates in areas well-served by public transport). • The EA shall address the following matters: <ul style="list-style-type: none"> • Provide a Traffic and Accessibility Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, 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; • Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections and the need for funding or upgrading or road improvement works (if required). The intersections which are required to be modelled are detailed on Page 2 of the correspondence from the RTA dated 5 January 2010; • Details of the proposed access and parking provisions associated with the development including compliance with the requirements of the relevant Australian Standards (ie turn paths, sight distance requirements, aisle widths). • Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling); the potential for implementing a location specific sustainable travel plan; and the provision of facilities to increase the non-care mode share for travel to and from the site. <p>7. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. • The EA must demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice. <p>8. Contributions</p> <ul style="list-style-type: none"> • The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contribution Plan, and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate this development. <p>9. Statement of Commitments</p> <ul style="list-style-type: none"> • The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project. <p>10. CBD Rail Link Corridor</p> <ul style="list-style-type: none"> • The EA shall address the potential impacts on the future CBD Rail Link corridor as set out in the Attachment to the Railcorp letter dated 22 December 2009. <p>11. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.
Deemed refusal period	60 days

APPENDIX A

Relevant EPI's policies and Guidelines to be Addressed

- Objects of the EP&A Act 1979;
- NSW State Plan,
- Draft Inner North Sub-regional Strategy;
- North Sydney LEP 2001 and North Sydney DCP 2002, and, any relevant draft EPI's and DCP's;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP (Infrastructure) 2007
- SEPP 55 Remediation of Land;
- SEPP 65 Design Quality of Residential Flat Development;
- NSW Planning Guidelines for Walking and Cycling;
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines, including Draft EPI's, and, justification for any non-compliance.

APPENDIX B

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, areal 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. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 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 Projects SEPP); and 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.
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 (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • 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: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and 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. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on

	<ul style="list-style-type: none"> adjoining land; detailed floor plans, sections and elevations of the proposed buildings; elevation plans providing details of external building materials and colours proposed; fenestrations, balconies and other features; accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; 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; and any changes that will be made to the level of the land by excavation, filling or otherwise. View Analysis - Visual aids such as a photomontage and digital perspectives must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas and should include long sections of the St Leonards Centre. Landscape 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 at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm. Stormwater / Drainage Concept Plan - illustrating the concept for stormwater management. Construction Management Plan – that ensures that construction work does not adversely impact on pedestrian, cyclists and all other road users, and on the provision of public transport. These should aim to reduce the impact on major bus corridors and interchanges including the Pacific Highway, Willoughby Road, and the St Leonards bus interchange.
Documents to be submitted	<ul style="list-style-type: none"> 1 copy of the EA, plans and documentation for the Test of Adequacy (TOA); Once the EA has been determined adequate and all outstanding issues adequately addressed, 12 copies of the EA for exhibition; 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and 12 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. <p>NOTE: All files must be titled and saved in such a way that it is clearly recognisable without the file being opened. If multiple PDF's make up one document/report each must be titled in sequential order.</p>