



Planning

Draft Director-General's Requirements

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

Application number	MP 09_0195 MP 09_0217 MP 09_0218
Project	Concept Plan application for the construction of a mixed use residential/retail development with associated parking and public domain works. Project Application for the subdivision of the site. Project Application for the erection of a mixed use residential/retail building with associated parking and public domain works.
Location	120-128 Herring Road, Macquarie Park
Proponent	Urbis Pty Ltd on behalf of Lipman Properties Pty Ltd
Date issued	28/1/2016
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 Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in Appendix A.2. Built Form Urban Design/Public Domain<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 addresses the surrounding environment and the building envelopes approved under the Macquarie University Concept Plan.The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain, including an assessment against the CPTED Principles.The EA shall provide the following:<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 locality;Visual and view analysis to and from the site from key vantage points; and,Options for siting and orientation of building envelopes, massing and articulation, with particular consideration given to the relationship with the Macquarie University Concept Plan.The EA shall demonstrate how the Stage 1 Project Application development will integrate with the overall Concept Plan proposal.The EA shall provide a summary of community benefits, eg the provision of public open space (including possible dedications Council), public art, cycleways, and the provision of childcare facilities (or relocation strategy for the existing facility).

3. Staging

- The EA must include details regarding the staging of the proposed development including the provision and timing of all required infrastructure works. The EA shall identify the infrastructure work required to ensure that the Stage 1 Project Application development is fully serviced and that the infrastructure works serving the Stage 1 Project Application will be integrated with those for the Concept Plan area
- The EA shall address the provision of private and public open space areas for the Concept Plan and Stage 1 Project Application, and demonstrate that an appropriate area of private and public open space will be provided to serve the Stage 1 Project Application proposal.

4. Land Use

- 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 amount of non-residential floorspace being proposed.

5. Transport & Accessibility Impacts (Construction and Operational)

- The EA shall address the following matters:
 - Provide a Transport & Accessibility Impact Study prepared in accordance with the RTA's *Guide to Traffic Generating Developments*, considering traffic generation (including daily and peak traffic movements), any required road / intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages;
 - Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling), including an assessment of existing and proposed pedestrian and cycle movements within the vicinity of the subject site;
 - Demonstrate that a minimalist approach to carparking provision is taken based on the accessibility of the site to public transport;
 - Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
 - Address the accessibility and traffic/transport principles detailed in the Ryde DCP 2006 and draft LEP 2009, including the "Ryde Bicycle Strategy and Master Plan 2007";
 - Details of service vehicle movements;
 - Details of the potential impacts on the local road network and in particular, the three intersections identified in the RTA response (13/01/2010). Consideration should also be given to the *Macquarie Park 2007 Base Paramics Model*, where appropriate; and
 - Future pedestrian/vehicular/cycle connectivity with adjoining sites.

6. Environmental and Residential Amenity

- The EA must address solar access, acoustic privacy, visual privacy, and view loss and demonstrate that the Concept Plan development and Stage 1 Project Application achieve a high level of environmental and residential amenity. The Concept Plan overall, and the Stage 1 Project Application will need to satisfy the relevant requirements of SEPP 65 and the Residential Flat Design Code (RFDC).

7. Car parking

- The EA must demonstrate the provision of sufficient 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).

8. 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.
- The EA must demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice and also demonstrate compliance with Council's DCP 2006.

9. Flora & Fauna

- Address impacts on flora (including trees to be retained) and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment and land in accordance with DECCW "Draft Guidelines for Threatened Species Assessment under Part 3A of the Environmental Planning Act 1979."
- The EA shall detail actions that will be taken to avoid or mitigate impacts or compensate for unavoidable impacts of the project on threatened species, populations, Endangered Ecological Communities and their habitats. Any proposed offsetting measures should be developed in accordance with the "Principles for the Use of Biodiversity Offsets in NSW" (available at www.environment.nsw.gov.au/biocertification/offsets.htm)
- The EA shall demonstrate the implementation of measures to protect and rehabilitate the adjoining University Creek and riparian corridor in accordance with the "Guidelines for Controlled activities in riparian corridors".

10. Contributions

- 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.

11. Consultation

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

12. Drainage and Stormwater Management

- The EA shall address drainage/groundwater/flooding issues associated with the development/site, including stormwater, overland flows, proximity to University Creek, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.
- The EA shall refer to the Water Sensitive Urban Design and Catchment Plans being prepared by Macquarie University and consider Council's on-site stormwater detention requirements.

13. Groundwater Management

- The EA is to identify groundwater issues and potential degradation to the groundwater source and shall address any impacts upon groundwater resources, and when impacts are identified, provide contingency measures to

	<p>remediate, reduce or manage potential impacts.</p> <p>14. Utilities</p> <ul style="list-style-type: none"> • In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works for Stage 1 and the remaining stages in the Concept Plan. <p>15. Noise Assessment</p> <ul style="list-style-type: none"> • The EA should address the issue of noise impacts and provide details of how these will be managed and ameliorated through the design of the building, in compliance with relevant Australian Standards and the Department's <i>Interim Guidelines for Development near Rail Corridors and Busy Roads</i>. • The EA shall address noise impacts during the construction phase of the development and address how these will be managed and mitigated in accordance with the "Interim Construction Noise Guideline" (DECCW, 2009). <p>16. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> • The EA shall: <ul style="list-style-type: none"> • Address and document the information requirements set out in the draft "Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation July 2005" involving a heritage assessment and consultation with the Aboriginal Community • Identify the nature and extent of Aboriginal cultural heritage values across the site through a comprehensive desktop assessment and field surveys. • Undertake an assessment of the Aboriginal sites identified within the development/site area. These should include previously known sites and any identified as a result of field survey. The assessment must include consideration of both the archaeological values and Aboriginal cultural values and comply with the principles set out in the Burra Charter. The assessment should also include a detailed discussion of the characterisation of the archaeological sites and their significance based on cultural and archaeological values. • Report all new sites to the DECCW to comply with s.91 of the <i>National Parks and Wildlife Act, 1974</i> and provide DECCW with a copy of the final assessment report. • Describe the measures that will be taken to avoid and/or mitigate impacts of the development on Aboriginal cultural heritage values. • Demonstrate that effective community consultation with Aboriginal communities has been undertaken in determining and assessing impacts, developing options and making final recommendations. <p>17. 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.
Deemed refusal period	60 days

Appendix A

Relevant EPI's and Policies to be addressed:

- NSW State Plan;
- Draft Inner North Sub-regional Strategy;
- Ryde Planning Scheme Ordinance 1979, Ryde LEP 137 – Macquarie Park, Draft Ryde LEP 2009, Ryde DCP 2006 and other relevant Development Control Plans;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP 55 - Remediation of Land;
- SEPP 65 - Design Quality of Residential Flat Development and the Residential Flat Design Code (RFDC);
- SEPP (Infrastructure) 2007; and,
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines 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; • location of existing trees; • 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). Refer to Part 4.5 Section 1.8 of Council's DCP 2006 for more information. 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.

	<p>4. Architectural drawings at an appropriate scale illustrating:</p> <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 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. <p>5. 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.</p> <p>6. Visual and View Analysis - Visual aids such as a photomontage 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;</p> <p>7. Landscape plan - illustrating location, area and treatment of private and public open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site.</p> <p>8. A massing model of the proposed development for the entire site (i.e. Concept Plan).</p> <p>9. Stormwater Concept Plan - illustrating the concept for stormwater management;</p> <p>10. Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;</p> <p>11. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> • Geotechnical Report – 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.
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, 8 copies of the EA for exhibition; • 8 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.

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.