

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

<b>Application number</b>	MP 10_0058
<b>Project</b>	Project Application for a residential development and associated infrastructure works
<b>Location</b>	Lots 101 and 102, 52 Walker Street, Rhodes
<b>Proponent</b>	Meriton Apartments Pty Ltd
<b>Date issued</b>	1 JUNE 2010
<b>Expiry date</b>	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.
<b>Key issues</b>	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> <li><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 are contained in <b>Appendix A</b>.</li> <li><b>2. Built Form and Urban Design Impacts</b> <ul style="list-style-type: none"> <li>The EA shall address the height, bulk, scale and visual impact of the proposed development within the context of the locality, and the desired future character contemplated by the Canada Bay Council <i>Draft Rhodes West Masterplan DCP 2009 (as amended)</i>. In particular, a detailed consideration should be given to previous envelope/height and contextual studies to ensure the proposal integrates with the local environment.</li> <li>The EA shall provide a visual analysis to and from the site from key vantage points, including photomontages and 3D modelling with physical and computer images of the proposed development.</li> <li>The EA shall address the design quality of the development with specific consideration of the façades, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, and public domain, including an assessment against the CPTED Principles.</li> </ul> </li> <li><b>3. Public Domain/ Open Space and Accessibility</b> <ul style="list-style-type: none"> <li>The EA must outline the function, landscape character, access rights and accessibility for able and disabled persons in respect of the areas of proposed public open space.</li> <li>The EA must detail the type, function and landscape character of the various private, communal and public areas on site. Pedestrian circulation and linkages between various open areas should be demonstrated in a schematic form.</li> <li>The EA must include a costed public art plan for the development.</li> </ul> </li> <li><b>4. Environmental and Residential Amenity</b> The EA must address solar access, acoustic privacy, visual privacy, view loss and microclimate issues such as wind speeds and impacts generated around tall buildings and identify mitigation measures necessary to achieve a high level of environmental and residential amenity.</li> </ol>

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

- The EA shall address the following matters:
  - Review and update where necessary, the traffic impacts for the site that were addressed in the following reports prepared by Masson Wilson Twiney; “*Transport Management Plan (2001)*” and the “*Traffic Report Rhodes Peninsula – Traffic and Transport Analysis for Additional Development (13 March 2009)*”. The review should consider traffic generation, on-street carparking demand and provision, any required road/intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage, need for additional bus services, 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);
  - Identify measures to mitigate potential impacts for pedestrians and cyclists, and on bus operations and passengers during the construction stage of the project;
  - Demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. (**Note:** the RTA has recommended a maximum amount of parking for the residential component to be restricted to one car space for every 2 units).

## **6. Noise and Vibration Assessment**

The EA should address the issue of noise and vibration impact from the railway corridor and provide detail of how this will be managed and ameliorated through the design of the building, in compliance with relevant Australian Standards and the Department’s *Interim Guidelines for Development near Rail Corridors and Busy Roads*.

## **7. 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.
- The EA should include a “*Precinx*” Assessment in relation to the proposal.

## **8. Drainage and Stormwater Management**

The EA shall address drainage and groundwater issues associated with the development/site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.

## **9. Contamination, Human Health Risk Assessment and Geotechnical Issues**

The EA shall address any relevant contamination and geotechnical issues associated with the proposal in accordance with SEPP 55 and other relevant legislation and guidance, and, should consider the impact on human health having regards to the surrounding construction and remediation activities on the Rhodes Peninsula.

	<p><b>10. Utilities</b></p> <ul style="list-style-type: none"> <li>• The EA shall demonstrate consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</li> <li>• The EA shall address Sydney Water's request (letter dated 6 May 2010) that the EA include the following: <ul style="list-style-type: none"> <li>• <i>Integrated Water Management Plan</i> – which includes any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures; and</li> <li>• <i>Assessment of Infrastructure</i> – with detail of required water and wastewater services and any augmentation that may be required for the proposed development.</li> </ul> </li> </ul> <p><b>11. Contributions</b></p> <ul style="list-style-type: none"> <li>• The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 and 94A Contribution Plans, and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate this development.</li> <li>• The EA should give consideration to the impact on the capacity of existing services and facilities, including emergency services, upgrading of local roads, increased bus services, funding for schools and hospitals, and, new medical and health facilities.</li> </ul> <p><b>12. Consultation</b></p> <p>The EA shall demonstrate that an appropriate level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p> <p><b>13. Staging</b></p> <p>The EA must include details regarding the staging of the proposed development including the provision and timing of all required infrastructure works.</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>
Deemed refusal period	60 days

## **Appendix A**

### **Relevant EPI's and Policies to be addressed:**

- NSW State Plan 2010;
- Draft Inner West Subregional Strategy;
- Metropolitan Transport Plan 2010;
- Integrating Land Use and Transport policy package, NSW Department of Planning, 2005;
- Sydney Regional Environmental Plan No. 29 - Rhodes Peninsula (SREP 29), draft Amendment No. 1 to City of Canada Bay Local Environmental Plan, Rhodes West Draft Masterplan 2009, Draft Rhodes West Development Control Plan, and other relevant Development Control Plans;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP 55 - Remediation of Land;
- Contaminated Land Management Act 1997;
- SEPP 65 - Design Quality of Residential Flat Development (SEPP 65) 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

<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, aerial photographs and a description of the existing and surrounding environment;</li> <li>3. A thorough description of the proposed development;</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 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 Projects 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. <b>An 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;</li> <li>• location of and height of existing trees;</li> <li>• location and height of adjacent buildings and private open space; and</li> <li>• all levels to be to Australian Height Datum.</li> </ul> </li> <li>2. <b>A 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). Adjoining land uses and activities, sources of nuisances and heritage features of the surrounding locality and landscape shall also be shown.</li> <li>3. <b>A 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>



4. **Architectural drawings** at an appropriate scale illustrating:
  - 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.
  - Two (2) additional sets of plans shall be submitted mounted on Corbalite for exhibition purposes.
5. **A Design Compliance Statement** addressing the provisions underlying the environmental planning instruments, SEPP 65 and the RFDC; and an **Architectural Design Statement** prepared by the architect outlining the appropriateness of the architectural design, including the selection of materials and finishes, having regard to the site context and any ESD initiative proposed.
6. **A Schedule of Materials and Finishes** and detailed **Sample Board**, detailing all proposed materials and finishes.
7. **Visual and View Analysis** demonstrated through visual aids, such as a photomontage, to demonstrate visual impacts of the proposed building envelopes. In particular the view analysis must consider siting, bulk and scale relationships from key areas.
8. **A Physical Model** of the proposed development for the entire site and surrounding developments in Precinct C.
9. **Shadow diagrams** showing detailed "*on the hour*" 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 9am, 12 midday and 3pm. Shadow diagrams should preferably be superimposed onto aerial photographs with allotment boundaries overlain.
10. **Landscape plan** illustrating treatment of open space areas on the site, screen planting, retaining walls and fencing along common boundaries and tree protection measures both on and off the site. Details of any trees to be removed, existing and proposed planting (for proposed planting documentation on the type of species and growth at full maturity is needed). Landscape plans should be on a cadastral map, with detailed site levels, contours and a number of cross sections to aid assessment and understanding of each of the three separate areas which form the proposed public park, stepping down from Walker Street to Shoreline Avenue.

	<p><b>11. Accessibility</b> - a Plan showing accessible paths of travel to the public open space from other public domain areas (streets) and from new residential developments, prepared by a suitably qualified Access Consultant.</p> <p><b>12. Stormwater/Drainage Concept Plan</b> - illustrating the concept for stormwater management and designed in accordance with the Council's Stormwater guidelines.</p> <p><b>13. Site Contamination Assessment / Human Health Risk Assessment</b> - to demonstrate that the land is or can be made suitable for the intended purpose, including the proposed child care centre and outdoor play area, within the project delivery timeframe.</p> <p><b>14. Geotechnical Report</b> – prepared by a recognised professional who 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.</p> <p><b>15. Groundwater Assessment</b> – identifying groundwater issues and potential degradation to the groundwater source that may be encountered during excavation. The assessment should identify contingency measures to manage any potential impacts.</p> <p><b>16. Transport Management Plan</b> - which addresses the provision of advices to prospective unit purchasers and tenants about the reduced level of car parking in the area and the public transport options which are available, including the provision of a publicly accessible car share scheme. This plan should be developed in full, and be included with the Statement of Commitments.</p> <p><b>17. Waste Management/Garbage and recycling Management Plan</b> – provide detail of the proposed design to garbage and recycling bin/storage facilities and collection arrangements in accordance to Council's requirements.</p>
<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>• <b>Once the EA has been determined adequate</b> and all outstanding issues adequately addressed, 7 copies of the EA for exhibition;</li> <li>• 7 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>• 7 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size.</li> </ul> <p><b>NOTE:</b> 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>