

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

Application number	MP 10_0057
Project	Project Application for a residential development
Location	132-138 Killeaton Street, St Ives
Proponent	Meriton Apartments Pty Ltd
Date issued	14 MAY 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 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 Urban Design Impacts <ul style="list-style-type: none"> • The EA shall address the height, bulk, scale and visual impact 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 and with existing buildings on site to be retained as part of the proposal. • 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; • View analysis to and from the site from key vantage points; and • Options for the siting and layout of building envelopes, taking into consideration any existing buildings to be retained on site. • 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. 3. Open Space <ul style="list-style-type: none"> • The EA must explain the type, function and landscape character of the various open spaces on site, and clearly identify deep soil zones, and the manner in which these zones are to be treated. Pedestrian circulation and linkages between various open areas should be demonstrated in a schematic form. 4. Environmental and Residential Amenity <ul style="list-style-type: none"> • The EA must address solar access, acoustic privacy, visual privacy and view loss and identify mitigation measures necessary to achieve a high level of environmental and residential amenity. • The EA shall address the siting of the development in relation to any existing significant landscaping on site and provide a site tree survey and detailed arborist report.

5. Transport and Accessibility (Construction and Operational)

- The EA shall address the following matters:
 - Provide a Traffic and Accessibility Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments and Australian Standards, considering traffic generation including trip generation, any required road/intersection upgrades (refer to RTA letter dated 6 May 2010 for key intersections to be modelled), 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);
 - Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and
 - 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).

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.
- The EA must demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.

7. Threatened Species

- The EA shall address impacts on flora (including trees to be retained) including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment, in accordance with DECCW '*Threatened Species Assessment Guidelines 2007*'.
- The Commonwealth Department of Environment, Water, Heritage and the Arts should be consulted to ascertain whether the proposed development triggers the need for an assessment and approval under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

8. Drainage and Stormwater Management

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

9. Contamination and Geotechnical Issues

Contamination and geotechnical issues associated with the proposal should be identified and addressed in accordance with SEPP55 and other relevant legislation and guidance. This assessment should also include an analysis of any risks/hazards associated urban salinity.

	<p>10. 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>11. Contributions 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.</p> <p>12. Consultation 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> is to be undertaken and a comprehensive Community Consultation Strategy shall be provided.</p> <p>13. Statement of Commitments 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 North Subregional Strategy;
- Metropolitan Transport Plan 2010, Integrating Land Use and Transport – A Planning Policy Package 2001 and Planning Guidelines for Walking and Cycling 2004;
- Ku-ring-gai Planning Scheme Ordinance and LEP 194, draft Local Environmental Plan (Town Centres) 2009 and relevant Development Control Plans;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- 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, 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. 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 and height 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). Adjoining land uses and activities, sources of nuisances and heritage features of the surrounding locality and landscape shall also be shown. 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:
 - 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.
5. **A Schedule of Materials and Finishes and Sample Board**, detailing all proposed materials and finishes.
6. **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.
7. **A Physical Model** of the proposed development for the entire site at an appropriate scale.
8. **Shadow diagrams and Solar Access Report** 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 9am, 12 midday and 3pm.
9. **An Arborist Report** which makes an assessment of the impact of the proposed development on all of the trees on site and tree protection measures during construction.
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. Details of the proposed deep soil zones and landscaping above basement structures shall be provided.
11. **Stormwater Drainage Concept Plan** - illustrating the concept for stormwater management and designed in accordance with the Council's Stormwater guidelines.
12. **Desktop Assessment** identifying any threatened or endangered species on site and an assessment of the impact of the proposed development on any species.

	<p>13. Preliminary Site Contamination Assessment and documentation that demonstrates that the land can be made suitable for the intended purpose within the project delivery timeframe.</p> <p>14. Geotechnical Report 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>15. Heritage and Archaeological Report prepared by a recognised professional to assess the heritage and archaeological potential on site and to identify strategies to retain and adaptively reuse any significant buildings or features, and the archaeological significance of the site.</p> <p>16. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> • Groundwater Assessment – 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. Note: Where a Desktop Assessment identifies a potential impact, the proponent may be required to undertake a detailed investigation.
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; • 7 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 7 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>