

Director-General's Requirements

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

Application number	MP11_0015
Project	Redevelopment of Balmain Leagues Club – Rozelle Village
Location	Land generally known as the Balmain Leagues Club Precinct - Victoria Road, Darling Street & Waterloo Street, Rozelle
Proponent	Rozelle Village Pty Ltd
Date issued	5 APRIL 2011
Expiry date	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.
Key issues	<p>PART A – Key Issues The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPIs 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 The EA shall address the height, bulk and scale of the proposed development (with specific regard to the proposed tower forms) within the context of the locality and detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the towers achieve optimal design and amenity outcomes. 3. Urban Design <ul style="list-style-type: none"> The EA shall demonstrate that the proposal achieves a high standard of architectural design with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, high quality building materials and landscaping. The EA shall also provide the following: <ul style="list-style-type: none"> Activated street frontages along Victoria Road and Darling Street and laneway. Comparable height study to demonstrate how the proposed height relates to the height of the existing/approved developments surrounding the subject site. Options for the siting and layout of building envelopes having regard to views from adjoining buildings, adequacy of separation between buildings on the site, impacts on the development potential of adjoining properties and solar access to properties to the south between the buildings. How the proposed retail and commercial components of the development would be integrated with the fine grain urban character of Darling Street (e.g. pedestrian connections, verandas, shopfronts, materials, fenestration, awnings, street plantings, paving materials) View analysis to and from the site from key vantage points including: <ul style="list-style-type: none"> Sydney CBD vantage points such as the Harbour Bridge and Centre Point Tower;

- White Bay Power Station;
- East Balmain Ferry Wharf;
- Leichhardt Council Offices;
- Iron Cove Bridge, Rodd Point and Leichhardt Park;
- Callan Park;
- Rozelle Public School; and
- points along Darling Street form the north-east and the south-west.

4. Land Use Mix

The EA shall provide details of an appropriate land use mix for the proposal and detail how the proposal would support the objectives / aims of relevant State and regional strategies for the locality and Council's LEP.

5. Environmental and Residential Amenity

The EA must address solar access, acoustic and visual privacy, view loss and overshadowing impacts and achieve a high level of environmental and residential amenity for nearby properties.

6. SEPP 65 - Design Quality of Residential Flat Development

The EA must address the design principles of SEPP 65 and the Residential Flat Design Code.

7. Transport and Accessibility

- Prepare a Transport & Accessibility Management Plan (TMAP) considering all transport and accessibility issues such as traffic generation any required road / intersection upgrades, access, loading dock(s) and car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages. In particular it shall address:
 - Estimate the total daily and peak trips generated by the proposed development and identify measures to manage travel demand, increase the use of public and non-car transport modes.
 - Analyse public transport provision, walking and cycling connections within the vicinity of the proposed site and address the potential for improving accessibility to and from the site.
 - Analyse and assess of the impact on bus services using Victoria Road and Darling Street as well as the proposed new interchange for outbound services on Victoria Road, including: pedestrian access and connectivity between both the proposed developed, outbound bus interchange and the adjacent inbound stop on Victoria Road; methods to promote and improve bus services to the site; impacts of proposed traffic arrangements on bus services; and construction information detailing any impacts on bus services during construction and proposed mitigation measures. TNSW and the State Transit Authority (STA) must be consulted in regards to detailed design for the proposed bus interchange.
 - Assess the impact of additional private vehicle and bus traffic on nearby intersections and the need and associated funding for upgrades or road improvement works. The assessment should consider the cumulative impacts of the approved, proposed and known traffic generating developments within the vicinity of the site, including but not limited to the White Bay Cruise Passenger Terminal and the Carrier Site, as well as road and transport infrastructure upgrades such as the Inner West Busway project.
 - Undertake traffic modelling taking into account coordinated traffic signals, pedestrians, public transport (i.e. buses) and bus priority treatments. It

should be noted that the RTA has advised that it will not accept any decrease in the travel time performance of buses on Victoria Road.

- Key intersections to be examined and modelled include (but are not limited to):
 - All signalised intersections along Victoria Road between The Crescent and Iron Cove Bridge;
 - Darling Street/Waterloo Street;
 - The Crescent/James Craig Road; and
 - City West Link/The Crescent
- Detail service vehicles movements including the vehicle type and likely arrival and departure times.
- Demonstrate a minimal and managed approach to on-site car parking for the proposed development having regard to the site's accessibility to public transport and traffic constraints. Opportunities to provide parking for car-share vehicles should also be specifically addressed. Parking provision must be in accordance with the requirements of all relevant Australian Standards in regards to issues such as turning paths, sight distance requirements and aisle widths.

8. Obstacle Limitation Height

The EA shall provide evidence of consultation with the Sydney Airport Corporation (SAC) regarding compliance with Obstacle Limitation Height requirements and that any additional approval and agreements required from the SAC may be, or are, obtained.

9. Heritage

- A Heritage Impact Statement should be prepared in accordance with the NSW Heritage Office publication "Statements of Heritage Impact."
- The EA shall provide an Archaeological Assessment of Aboriginal and non-Indigenous archaeological resources, including an assessment of the significance and potential impact on the archaeological resources in accordance with DECCW Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation.

10. Landscaping

Provide a Landscape Plan with details of treatment of open space areas on the site, and tree protection measures both on and off the site.

11. Public Domain

The EA is to address public domain improvements, pedestrian linkages and street activation including:

- how the design of proposed structures and the treatment of public domain and open spaces will:
 - Maximise safety and security within the site and the public domain
 - Maximise surveillance and activity within the site and public domain
 - Comply with the Crime Prevention Through Environmental Design principles
 - Ensure access for people with disabilities
 - Minimise potential for vehicle and pedestrian conflicts
- details on the dedication of proposed public areas.
- how a permeable block layout will be established for pedestrians and include streetscape elements including planting, lighting and active street frontages.
- the scale, form, materials and layout of the public domain in and surrounding the proposed development including streets, pedestrian paths, laneways and

open space.

12. Safety

The EA is to demonstrate how the proposed building will be consistent with 'Safer by Design' principles.

13. Economic Impact Assessment

- The EA shall address the economic impact of the proposal and include a detailed investigation into the impact of the proposed retail floor space upon surrounding centres and local main street shopping precincts.
- The EA shall address how the proposal would support the objectives / aims of relevant State and regional strategies for the locality.

14. 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 and demonstrate the development has been assessed against a suitably accredited rating scheme to meet industry best practice. In particular it shall address:

- Water quality management for the site including an integrated water management plan to include any alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures;
- Operational waste and reduction measures; and
- Address how the proposed buildings will produce and conserve energy.

15. Drainage

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

16. Contributions

The EA shall address provision of public benefit, services and infrastructure having regard to the Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.

17. 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.

18. Staging

The EA must include details regarding the staging of the proposed development.

19. Contamination/Acid Sulphate Soils

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

20. Noise and Vibration Assessment

The EA shall address noise and vibration impacts from Victoria Road and detail how this will be managed and ameliorated through the design of the building, in compliance with relevant Australian Standards and the Department's *Development near Rail Corridors and Busy Roads - Interim Guidelines*.

	21. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i> , including discussion with relevant agencies and Council.
Deemed refusal period	60 days

APPENDIX A

Relevant EPI's policies and Guidelines to be addressed – including the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance:

- Objects of the EP&A Act 1979
- NSW State Plan
- Metropolitan Plan for Sydney 2036
- Metropolitan Transport Plan 2010
- Draft Inner West Subregional Strategy
- SEPP 55 - Remediation of Land
- SEPP 65 - Design Quality of Residential Flat Development & Residential Flat Design Code
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Infrastructure) 2007
- SEPP (Affordable Rental Housing) 2009
- Draft SEPP (Competition)
- Leichhardt LEP 2000
- Leichhardt Development Control Plan 2000
- Development Near Rail Corridors and Busy Roads – Interim Guideline
- NSW Bike Plan, NSW Government, 2010
- Planning Guidelines for Walking and Cycling, NSW Department of Infrastructure, Planning and Natural Resources, Roads and Traffic Authority, 2004
- Integrating Land Use and Transport Policy Package, Department of Urban Affairs and Planning, Transport NSW, 2001
- Development and Active Living, Development Checklist, Premier's Council for Active Living, 2011.

Plans and Documents to accompany the Application

<p><u>General</u></p>	<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 complete and 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 Development 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.
<p><u>Plans and Documents</u></p>	<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

	<p>land in relation to the boundaries of the land and any development on adjoining land;</p> <ul style="list-style-type: none"> • detailed floor plans and elevations of the proposed buildings; • detailed cross sectional drawings showing ground surface, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the road corridor; • 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. 3D Model of the proposed development at an appropriate scale.</p> <p>6. Geotechnical and Structural 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. The report is to be prepared having regard to the RailCorp document titled <i>'Brief for review of geotechnical and structural design for developments adjacent to or above rail corridor for external third party works performed under the NSW State Environmental Planning Policy (Infrastructure) 2007'</i>.</p> <p>7. Other documents / plans:</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • 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; • 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; • 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; • Construction Management Plan and Traffic Management Plan – addressing the management of traffic (including bus operations) during the construction stages of the development; and • Construction methodology with details pertaining to structural support during excavation and details of any excavation and construction phases. • Wind Study report detailing the wind impacts of the proposed siting and massing.
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<u>Documents to be submitted</u>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • Once the EA has been determined adequate and all outstanding issues adequately addressed, 5 hard copies of the EA for exhibition; • 5 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 5 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. <p>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.</p>

