

Director General's Requirements

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

Application number	MP11_0093
Project	Project Application - Pemulwuy Mixed Use Development
Location	The Block, Redfern
Proponent	DeiCorp Construction Pty Ltd, acting on behalf of the Aboriginal Housing Company
Date issued	12 August 2011
Expiry date	If the environmental assessment 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>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's, Policies and Guidelines <ul style="list-style-type: none"> • Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Major Development) 2005; ○ State Environmental Planning Policy No. 55 Remediation of Land; ○ State Environmental Planning Policy No.65 Residential Flat Design Code; ○ State Environmental Planning policy (Infrastructure) 2007; ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; ○ NSW Planning Guidelines for Walking & Cycling and the NSW Bike Plan; ○ Metropolitan Transport Plan; ○ NSW State Plan, Sydney Metropolitan Strategy and the draft Sydney City Subregional Strategy; ○ Development Near Rail Corridors and Busy Roads – Interim Guidelines; ○ South Sydney DCP No.11 Transport Guidelines for Development; ○ Redfern Waterloo Authority Built Environment Plan; and ○ An outline of the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Original Concept Plan <ul style="list-style-type: none"> • Detail the amendments to the Concept Plan approval and justify any non-compliance with development controls outlined in SEPP (Major Development) 2005. 3. Urban Design and Design Excellence <ul style="list-style-type: none"> • Analysis of proposed bulk and scale of the proposal against the existing bulk and scale of surrounding development. • Consideration of issues relating to wind impacts, density, heights, topography, streetscape, shadowing, view corridors, connectivity, street address, open space, vegetation, traffic management and road hierarchy. • Demonstrate design excellence in accordance with SEPP (Major Development) 2005 for any new buildings. • Consideration should be given to the design of the childcare facility, including satisfying the design requirements established by the Department of Community Services. • Any proposed balcony or window within 20m of the rail corridor is to incorporate adequate measures that prevent the throwing of objects onto the rail corridor. • Future structures located along the rail corridor are to minimise the use of reflective material such as mirrored glass and metal finishes.

- Consideration should be given to the CPTED principles, particularly in relation to the dead end lane proposed in Precinct 2.

4. Subdivision

- Assess and detail the subdivision layout of the proposed development.
- Provide current Title details and an accurate survey with respect to the rail boundary and rail infrastructure.

5. View Impacts

- Assess the visual impacts of the modifications on surrounding areas.

6. Transport Management and Accessibility Impacts

- Provide a Transport and Accessibility Impact Assessment (TAIA). As part of the TAIA, justify the extent of on-site car parking for the proposed development having regard to the site's high accessibility to public transport.
- Provide a total estimate of the total trips generated by the proposed modification and identify measures to manage travel demand, and increase the use of public and non-car transport modes.
- Analysis of existing car parking provisions and resultant changes proposed as part of the modification, including an increase in the number of car parking spaces from 71 to 323.
- Parking analysis should take into account basement and on-street supply and management. Parking provision for shared cars should also be specifically addressed. An assessment of car parking should also be made against the mode share targets established in the NSW State Plan 2010 to increase the share of commuter trips made by public transport, cycling and walking.
- Investigate the potential to accommodate additional vehicular movements in the surrounding road network.
- Analysis of basement car parking to minimise impacts on surrounding road network, which should include the provision of fewer and centralised accessed points to the basement area to limit vehicle movements across adjacent footpaths.
- The location and design of car park entries should also be carefully considered to ensure safe access and pedestrian amenity.
- Detailed analysis of the proposed shared zone extension, to be developed in consultation with Council.
- Provide an analysis of public transport provision, walking and cycling connections within the vicinity of the site and address the potential for improving accessibility to and from the site.
- A Bicycle Strategy to provide off street bicycle parking for residential and commercial uses and public bicycle parking within park areas is to be provided, and how this strategy will be delivered with each stage of the development.
- Address the potential for a location specific sustainable travel plan such as a Work Place Travel Plan (WTP) for residents and visitors of the site.

7. Streetscape and Public Domain

- Full details on the quantum, size, location, use, treatment and appropriateness of the materials proposed for public open space is to be provided.
- Provide an explanation and justification of the proposed changes to the design and function of the railway bridge and compliance with RailCorp requirements.
- Outline the changes to public spaces.
- Provide details regarding the dedication of open space (public parks, roads and public domain) to Council.
- Creation of easements and right of ways to allow public access to public parks, roads and public domain.

8. Landscaping and Tree Removal

- A detailed landscape plan is to be submitted for the whole site, informed by the principles set out in the approved Landscape Masterplan Drawing No.CA13 dated October 2007, prepared by Julie Cracknell Peter Longergan Architects.
- The landscape plan is to identify any existing trees or other vegetation to be retained, any necessary protection measures during construction, and the provisions of new planted areas which are to provide appropriate levels of privacy between units but must ensure that the principles of 'Safety Through Design' are achieved.

9. Corridor Protection

- For any structures within 25m of the rail corridor that involves ground penetration of greater than 2m, the following must be prepared in accordance with RailCorp's requirements.
 - A Geotechnical and Structural Report, including a report evaluating the stability of the embankment and retaining wall along the rail corridor.
 - An Excavation and Construction Methodology.
 - Cross sectional drawings showing ground surface, rail tracks, subsoil profile, proposed basement excavation and structural design of sub-ground support adjacent to the rail corridor.
- Design guidelines are to be prepared regarding the fencing to be used/constructed along the entire common boundary with the rail corridor. Fencing guidelines are to be developed in consultation with RailCorp.
- An assessment of the potential impacts on the proposed Western Express Project Rail Alignment must also be undertaken in consultation with Transport NSW and RailCorp.
- Clarification is to be provided on the ownership/dedication of the new section of bridge over the rail corridor, and what proportion of the bridge will be dedicated to whom.

10. Soil and Water

- Consider the drainage and stormwater management issues, including on-site detention of stormwater, water sensitive urban design and drainage infrastructure.
- Demonstrate that drainage and stormwater runoff from all impervious surfaces on the property is collected and conveyed to a point suitable for integration with the constructed stormwater drainage system.
- Demonstrate that stormwater from the site will not be discharged into the rail corridor and must be connected to Council's drainage system.

11. Water Table and Ground Water

- Works involving basement structures are to include details of how the water table and ground water will be managed during and after construction of any basement car parking area.

12. Heritage Interpretation

- A Heritage Interpretation Plan addressing the cultural and social significance of the area, including the Mundine Boxing gym, is to be prepared. This shall also include an assessment on the heritage significance of the railway corridor retaining wall and railway bridge.
- Archival or oral historical research together with the local Aboriginal community into the nature and significance of the Aboriginal connections with the locality as a whole is to inform the preparation of an Interpretation Plan for the site.
- The implementation of the heritage interpretation is to include the provision of interpretation elements within the publicly accessible open space, which is to be achieved as part of Stage 1 of the development, and incorporated in the Public Art Strategy.

13. Site Contamination and Remediation

- An appropriately detailed assessment of potential site contamination is to be undertaken by

suitably qualified persons.

- Should any contaminants be identified a Remediation Strategy and Remediation Action Plan appropriate for the use of the respective portions of the site is to be prepared.
- If required, any remediation strategy and remediation action plan may be implemented in a staged manner.

14. Housing

- Outline any proposed arrangements for changes in housing diversity, including an assessment of the reasons for and potential economic and social impacts.
- Full details on the proposed student housing is required. This shall include numbers, room dimensions, facilities and management.

15. Utilities

- Address the impacts Sydney Water infrastructure, including ensuring water and sewer infrastructure is appropriately sized to correlate with the requirements of the Water Management Plan.
- Consider how the development can be satisfactorily serviced for other utility services such as the supply of gas and electricity.

16. Staging

- The EA must include staging details for the proposal including the timing of all infrastructure works, and methodology for protecting the amenity of completed stages whilst subsequent stages are under construction.
- The EA shall address the provision of appropriate private and public open space for relevant stages.

17. Site Servicing

- Consideration of emergency and service vehicle access, including adequate access to and within the site and into each proposed basement car parking area.

18. Ecologically Sustainable Development (ESD)

- Demonstrate compliance with the provisions of *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*.
- Investigate options for reducing potable water consumption, provision of alternative water supply for non-potable uses, and the use of recycled water across the land.
- Identify how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.
- Demonstrate retail and commercial buildings will achieve a minimum of 4.5 star ABGR or equivalent Green Star rating.

19. Construction Management

- The EA shall provide an Environmental and Construction Management Plan for the proposed works and is to include:
 - Community consultation, notification and complaints handling
 - Impacts of construction on adjacent development, including the station, and impacts on access, amenity and safety, and proposed measures to mitigate construction impacts
 - Noise and vibration impacts on and off site
 - Traffic impacts
 - Water quality managements
 - Waste and chemical management

	<p>20. Planning Agreements / Developer Contributions</p> <ul style="list-style-type: none"> The EA shall address the provision of public benefits, services and infrastructure having regard to any relevant section 94 Plan, including any Planning Agreement. <p>21. Consultation</p> <ul style="list-style-type: none"> Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007. <p>22. Statement of Commitments</p> <ul style="list-style-type: none"> The EA must include an updated Statement of Commitments, detailing measures for environmental management, impact mitigation, and ongoing monitoring.
Deemed refusal period	60 days

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. The plans and documents outlined below; 6. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 7. 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 8. 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 (sqm) 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;

	<ul style="list-style-type: none"> • 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; • Any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. Other plans (to be required where relevant):</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; • Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and of the adjacent railway corridor, and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • 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 for each stage, screen planting along common boundaries and tree protection measures both on and off the site; • Model - 3D modelling and a physical model of the development in accordance with City of Sydney's requirements. • Materials and Finishes - A materials/finishes board and detailed elevations confirming the application of materials and finishes for the development. • 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; and
Documents to be submitted	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 8 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 8 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.