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Jason Perica
Director, Planning and Urban Renewal
Sydney Metropolitan Development Authority
PO Box 1198
Strawberry Hills NSW 2012

Our ref.: SSD 5708

Dear Mr Perica

**Subject: Director-General's Requirements for North Eveleigh Affordable Housing
Project SSD 5708**

The Department has received your application for the above project.

I have attached a copy of the Director-General's Requirements (DGRs) for the preparation of an Environmental Impact Statement for the project. These requirements have been prepared in consultation with relevant government agencies. I have also attached a copy of the government authorities' comments for your information.

The Department notes that NSW Police have not provided a response on the request for DGRs. NSW Police will be providing a response on 11 January 2013. The Department will review this submission, and could amend the current DGRs to include NSW Police response on the matter.

The DGRs have been prepared based on the information you have provided to date. Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time. If you do not submit an Environmental Assessment for the project within 2 years, the DGRs will expire.

Prior to exhibiting the Environmental Impact Statement that you submit for the project, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government agencies in making this decision. Please provide 11 hard copies and 11 electronic copies of the Environmental Assessment to assist this review.

If the Director-General considers that the Environmental Impact Statement does not adequately address the DGRs, the Director-General may require you to revise the Environmental Assessment. Once the Director-General is satisfied that the DGRs have been adequately addressed, the Environmental Impact Statement will be made publicly available for at least 30 days.

If your project is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and*

Biodiversity Conservation Act 1999 (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required for your project (<http://www.environment.gov.au> or 6274 1111).

Your contact officer for this proposal, Daniel Gorgioski, can be contacted on 9228 6464 or via email at daniel.gorgioski@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,



Karen Jones 21/12/12

Director Metropolitan and Regional Projects South

Director General's Environmental Assessment Requirements

Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 5708
Development	North Eveleigh Affordable Housing Project
Location	Part Lot 4 862514, Wilson Street, North Eveleigh
Applicant	Sydney Metropolitan Development Authority
Date of Issue	21/12/2012
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum requirements in Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>, specifically:</p> <ul style="list-style-type: none"> • form specifications in clause 6; and • content specifications in clause 7.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Environmental Planning Instruments (EPIs) Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> • Objects of the EP&A Act 1979; • SEPP (Major Projects) 2005; • State Environmental Planning Policy (Affordable Rental Housing) 2009; • SEPP (Building Sustainability Index: BASIX) 2004; • SEPP 55 – Remediation of Contaminated Sites; • SEPP 65 – Design Quality of Residential Flat Development; • SEPP (Infrastructure) 2007; and • SREP 26 – City West. • SEPP 32 – Urban Consolidation <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development. Demonstrate permissibility.</p> <p><i>Development Standards</i> Identify the Development Standards applying to the site. Justify any Development Standards not being met.</p> <p><i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> <p>2. Policies, Guidelines and Planning Agreements Address the relevant planning provisions, goals and strategic</p>

planning objectives in the following:

- Metropolitan Plan for Sydney 2036;
- Draft Sydney Subregional Strategy;
- Redfern-Waterloo Built Environment Plan (Stage One);
- Provision of public infrastructure having regard to the Redfern – Waterloo Authority Contributions Plan;
- Provision of affordable housing in accordance with Redfern Waterloo Affordable Housing Contributions Plan;
- NSW Planning Guidelines for Walking and Cycling;
- Development Near Rail Corridors and Busy Roads – Interim guidelines; and
- NSW Bike Plan 2010
- Sustainable Sydney
- Sydney DCP 2012

Detail how the development promotes or is consistent with these provisions and strategic objectives.

3. Built Form and Urban Design

- Address the height, bulk and scale of the proposed development within the context of the locality.
- Design quality, with specific consideration of the overall site layout, axis, vistas and connectivity, open spaces and edges, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of colours.

4. Ecologically Sustainable Development (ESD)

Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*) will be incorporated in the design, construction and ongoing operation phases of the development.

5. Amenity

Including solar access, acoustic impacts, visual privacy, servicing requirements (including but not limited to, waste management, loading zones, mechanical plant), view loss, overshadowing and wind impacts. A high level of environmental amenity must be demonstrated.

6. Noise

Identify the main noise generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Interim Construction Noise Guideline (DECC)*

7. Transport and Accessibility (Construction and Operation)

- Detail access arrangements at all stages of construction.
- Demonstrate the provision of sufficient on-site car parking.
- Provide an assessment of the implications of development on non-car travel modes (including public transport, walking and cycling).

→ *Relevant Policies and Guidelines:*

	<ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (RTA).</i> <p>8. Sediment, Erosion and Dust controls (Construction and Excavation) Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles. → <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> <p>9. Rail Impacts Address noise and vibration impacts from adjacent rail activities, including mitigation and monitoring measures where appropriate, consistent with guidance published by Rail Corp including <i>Interim Guidelines for Applicants – Consideration of Rail Noise and Vibration in the Planning Process</i> and <i>Interim Guidelines for Councils – Consideration of Rail Noise and Vibration in the Planning Process</i>.</p> <p>10. Drainage and Flooding Address drainage/flooding issues associated with development/site including: stormwater, drainage infrastructure and incorporation of Water Sensitivity Urban Design Measures.</p> <p>11. Original Concept Plan Demonstrate that the proposal is consistent with the Concept Plan Approval MP08)0015. Future assessment requirements should also be addressed.</p>
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Shadow Diagrams • 3D Model • Photomontages • Elevations and Sections Drawings • Heritage Impact Statement • An existing Site Survey Plan • Storm water/Drainage concept Plan • Construction Management Plan • Traffic Transport Plan • Integrated Water Management Plan • Infrastructure Management Plan • Waste Management Plan • Air Quality Impact Assessment
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service</p>

	<p>providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • City of Sydney Council • Transport for NSW • Sydney Water • Roads and Maritime Services • Railcorp • Office of Environment and Heritage • NSW Police • Environmental Protection Authority • Department of Family and Community Services • Ausgrid <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided</p>
Further consultation after 2 years	<p>If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director General in relation to the requirements for lodgement.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.</p>