

Director-General's Environmental Assessment Requirements

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

Application No.	SSD-6256
Proposal Name	North Ryde Station Precinct - Station Sub-Precinct State Significant Development
Location	North Ryde
Applicant	UrbanGrowth NSW
Date of Issue	20 January 2014
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 form specifications in clause 6 and content specifications in clause 7.</p> <p>The EIS must also satisfy the general requirements set out in 1 to 3 below.</p> <p>1. Description of works</p> <p>All works associated with the proposed development should be outlined including:</p> <ul style="list-style-type: none">• draft plans of subdivision that identify all covenants, easements and notations for each proposed land title and, if relevant, how the subdivision is to be staged.• proposed roads, drainage, utilities, pedestrian and cycle access and other infrastructure works.• proposed works to be carried out within or to create public domain areas.• future ownership and management arrangements, and any ongoing funding arrangements, for roads, other infrastructure, open space, and other public domain areas. <p>2. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none">• Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>) will be incorporated in the design, construction and ongoing operation phases of the development. <p>3. Capital investment value</p> <ul style="list-style-type: none">• Provide a report from a quantity surveyor identifying the capital investment value for the proposal.

Key issues	The EIS must address the key issues set out in 1 to 12 below.
	<p>1. Relevant Legislation</p> <p>The EIS must address the objects and relevant statutory requirements set out in the:</p> <ul style="list-style-type: none"> • <i>Environmental Planning and Assessment Act 1979</i> • <i>Environmental Planning and Assessment Regulation 2000</i> • <i>Roads Act 1993</i> • <i>Water Act 1912</i> • <i>Water Management Act 2000</i>
	<p>2. Environmental Planning Instruments (EPIs)</p> <p>Address the relevant statutory provisions applying to the site contained within all relevant EPIs, including:</p> <ul style="list-style-type: none"> • <i>Ryde Local Environmental Plan 2010</i> • <i>State Environmental Planning Policy (State and Regional Development) 2011</i> • <i>State Environmental Planning Policy 55 - Remediation of Land</i> • <i>State Environmental Planning Policy (Infrastructure) 2007</i> <p>This should include the following matters:</p> <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.</p>
	<p>3. Policies, Guidelines and Planning Agreements</p> <p>Address and demonstrate how the development promotes or is consistent with the relevant provisions, objectives and controls of relevant policies, guidelines and planning agreements, including:</p> <ul style="list-style-type: none"> • <i>Metropolitan Plan for Sydney 2036</i> • <i>Draft Metropolitan Plan for Sydney</i> • <i>Draft Inner North Subregional Strategy</i> • <i>Draft Centre Design Guidelines</i> (Department of Planning) • <i>North Ryde Station Precinct Development Control Plan 2013</i> (NRSP DCP 2013) including other relevant policies that apply to development in the precinct identified within Tables 1 and 2 of the DCP
	<p>4. Earthworks</p> <ul style="list-style-type: none"> • Provide a detailed survey showing existing and proposed levels, and proposed quantities of cut and fill necessary for the proposed works. • If relevant: <ul style="list-style-type: none"> • provide details, including cross sections, of any excavation works that are either above or within 25 metres of the rail corridor. • provide details on the fill including types of materials and their source. • provide details of the disposal location of excess cut and proposed means of transportation.

	<p>5. Urban design</p> <ul style="list-style-type: none"> • Provide plan(s) and supporting documentation identifying any proposed open space, public domain areas and pedestrian/cycle linkages, and include details of their future management.
	<p>6. Transport and accessibility</p> <ul style="list-style-type: none"> • Provide details of the proposed roads and pedestrian/cycle routes in accordance with section 3.2 Circulation Networks of the NRSP DCP 2013, including any intersection upgrades (if relevant), and demonstrate that the proposed works provide clear and safe vehicular, cyclist and pedestrian linkages to key destination points such as North Ryde Rail Station. • Demonstrate that all proposed roads satisfy the street dimensions and designs set out in section 4.1 of the NRSP DCP 2013, and provide for adequate road side collection points for all super lots accessible by Council's waste vehicles. • Demonstrate how future access points identified in Figure 4 of the NRSP DCP 2013 and within the development site, will be connected or preserved. • Provide details of the proposed access and the parking provisions associated with the application, including compliance with the relevant Australian Standards. • Demonstrate that the road and pedestrian/cycle route designs provide for safe and effective movement and adequate capacity, having regard to modelling and site investigations carried out for the North Ryde Rail Station urban activation precinct. • Provide details of Road 38 construction including supporting traffic modeling detailing operation of traffic lights for intersection of Road 38 and Delhi Road.
	<p>7. Biodiversity</p> <ul style="list-style-type: none"> • Provide an arborist report in accordance with section 8.6 of the NRSP DCP 2013. • Provide a street tree plan in accordance with section 4.5 of the NRSP DCP 2013.
	<p>8. Water</p> <ul style="list-style-type: none"> • Demonstrate that water discharged from the site will not adversely impact on watercourses, riparian corridors and groundwater dependent ecosystems located in the vicinity of the Station Sub-Precinct, with particular regard to Pages Creek and Lane Cove River. • Provide an Integrated Water Management Plan in accordance with section 4.4 of the NRSP DCP 2013. • Address the provisions of the relevant water sharing plan, in accordance with the attached NSW Office of Water submission dated 6 December 2013. • Address water licensing considerations, if relevant, in accordance with the attached NSW Office of Water submission dated 6 December 2013.
	<p>9. Flooding</p> <ul style="list-style-type: none"> • Demonstrate that the development is compatible with any relevant flood hazard of the land, and identify any impacts of the proposed development on flood behaviour.

	<p>10. Geotechnical and contamination</p> <ul style="list-style-type: none"> • Demonstrate the suitability of the land for the proposed development having regard to contamination and the site's geotechnical characteristics including erosion potential, salinity and the presence of potential and actual acid sulphate soils. • Outline measures to avoid, manage or mitigate adverse contamination or geotechnical impacts in accordance with relevant guidelines. <p>11. Utilities & services</p> <ul style="list-style-type: none"> • Identify any utilities and services that currently pass through or service the site including those that are, or will become, redundant. • Identify all existing easements and any encumbrances on title that will be affected by the proposed subdivision. • Provide details of the required utilities and services, and any augmentation that may be required to support the proposed development, and their future maintenance needs. • Identify how the proposed infrastructure design will accommodate efficient provision of other urban infrastructure (e.g. street lighting). <p>12. Construction & operation impacts</p> <ul style="list-style-type: none"> • Provide an assessment of construction and operational impacts and identify appropriate mitigation measures in accordance with relevant guidelines. This should include (but not be limited to) the following matters: <ul style="list-style-type: none"> • construction traffic impacts, including an estimation of truck movements expected during the construction phase • measures to manage, where appropriate, accessibility, amenity and safety of public transport use, walking and cycling, and emergency vehicle access during construction works • construction noise • air quality • water quality • soil and erosion • groundwater impacts • impacts on groundwater dependent ecosystems and • waste
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>
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <p><i>a) Government agencies and organisations</i></p> <ul style="list-style-type: none"> • City of Ryde • Transport for NSW (including Roads and Maritime Services, State Transit Authority and Sydney Trains) • NSW Office of Water • Emergency services agencies

	<ul style="list-style-type: none"> • All relevant utility providers <p><i>b) Adjoining Landowners</i></p> <ul style="list-style-type: none"> • Consultation with adjoining landowners is to be undertaken to discuss and address, where appropriate, the impact of the proposal. <p><i>c) Public</i></p> <ul style="list-style-type: none"> • An appropriate level of consultation is to be carried out with the general public. <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, an explanation should be provided.</p>
Further consultation after 2 years	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.
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p> <p>Attachment A contains agency input into the Station Sub-Precinct Director-General's Requirements which includes reference to other guidelines, policies, and plans that may be relevant to the environmental assessment of this project.</p>
Landowners information	Any landowner/s consent is to be provided in accordance with clause 49 of the <i>Environmental Planning and Assessment Regulation 2000</i> .

ATTACHMENT A

Government Authority Responses to Request for Key Issues