



NSW GOVERNMENT  
Department of Planning

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Ms Leone McEntee  
Director  
Urban Planning Outcomes Pty Ltd  
PO Box 787  
MATRIVILLE NSW 2036

Our ref: MP 07\_0011  
File: S07/00138

Dear Ms McEntee

**Subject: Director General's Requirements for the Environmental Assessment of Proposed Redfern Community Health Centre at 103-105 Redfern Street, Redfern**

The Department has received your application for the proposed development of the Redfern Community Health Centre, including associated on site parking.

I have attached a copy of the Director General's requirements (DGR's) for environmental assessment of the project. These requirements have been prepared in consultation with the relevant government agencies including Council.

It should be noted that the Director-General's requirements have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

I would appreciate it if you would contact the Department before you propose to submit the Environmental Assessment for the project to determine the fees applicable to the application.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director-General considers that the Environmental Assessment does not adequately address the DGR's, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

If you have any enquiries about these requirements, please contact Sri Soerono on 02 9228 6585 or via e-mail at sri.soerono@planning.nsw.gov.au.

Yours sincerely

Jason Perica  
Executive Director, Strategic Sites and Urban Renewals  
as delegate for the Director General

cc: Ms Patsy Choo  
NSW Health

27/2/07

# Director-General's Requirements

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

<b>Application number</b>	07_0011
<b>Project</b>	Project application for adaptive re-use of the Redfern Court house into a community health centre
<b>Location</b>	Lots 3 & 4 in DP 2051, 103-105 Redfern Street, Redfern
<b>Proponent</b>	Health Administration Corporation
<b>Date issued</b>	27/2/07
<b>Expiry date</b>	2 years from date of issue
<b>General requirements</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. an executive summary;</li> <li>2. demonstration as to how the development, when completed, will achieve the objectives of the SEPP (Major Projects) 2005 Schedule 3, The Redfern-Waterloo Authority Sites – Business Zone – Local Centre;</li> <li>3. Landowners' consent for the development site;</li> <li>4. description of the site, including cadastre, title details, existing easements (including sewer mains, and/or encumbrances);</li> <li>5. details of the proposed layout, land uses, size and scale of the main components of the development, FSR, height (AHD);</li> <li>6. details of the methodology used for the calculation of the FSR in accordance with the relevant Environmental Planning Instruments (EPI);</li> <li>7. an assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below;</li> <li>8. a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project;</li> <li>9. a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures;</li> <li>10. 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;</li> <li>11. a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is not false or misleading; and</li> <li>12. a Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project.</li> </ol>
<b>Key issues</b>	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> <li>1. <b>Relevant EPIs and Guidelines to be addressed</b> <ul style="list-style-type: none"> <li>• Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> <li>○ SEPP (Major Projects) 2005 Schedule 3, The Redfern-Waterloo Authority Sites;</li> <li>○ SEPP 11 – Traffic Generating Development;</li> <li>○ SEPP 55 – Remediation of Land;</li> <li>○ Standard Instrument (Local Environmental Plans) Order 2006; and,</li> <li>○ the Redfern-Waterloo Built Environment Plan (Stage One) August 2006.</li> </ul> </li> <li>• Address provision of public infrastructure having regard to any Redfern Waterloo Authority Section 31 Contribution Plans.</li> <li>• Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.</li> </ul> </li> <li>2. <b>Building design</b> <ul style="list-style-type: none"> <li>• The proposal must exhibit design excellence in accordance with the provisions contained in the SEPP Major Projects (2005) Schedule 3 The Redfern-Waterloo Authority Sites, with particular regard to the principles outlined below. Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposals in particular having regard to the siting and design, bulk and scale relationships, appropriate use of materials and detailing having regard to the heritage fabric of the building.</li> <li>• Where practicable plant equipment should be located within the basement to minimise the visual and acoustic impacts. Where this can not be achieved</li> </ul> </li> </ol>

justification for roof top plant rooms is required. Further more, the rooftop plant shall: be designed as an integral part of the building; minimise the visual bulk of the building; not increase overshadowing of the adjacent development; be adequately attenuated to avoid acoustic impacts on surrounding properties;

**3. Building Uses**

- Provide detailed explanation of the proposed building uses including description, hours of operation, number of staff, and number of clients visiting each component of the facility.

**4. Ecologically Sustainable Development**

- The environmental assessment shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases.

**5. Heritage**

- Identify any items of European heritage significance and provide a heritage impact statement in accordance with the *Heritage Manual*, (NSW Heritage Office & DUAP 1996).
- Identify whether the site has significance to Aboriginal cultural heritage and where applicable prepare an independent Archaeological report in accordance with the draft *Guidelines for Aboriginal Cultural Heritage Impact Assessment & Community consultation*, DEC, July 2005.

**6. Employment and Enterprise**

- Details of the potential local employment and enterprise generation of the project.

**7. Social and Economic Impacts**

- Identify employment, cultural, social opportunities that will be provided to support the development.
- The application must address long term social sustainability issues such as governance and address impacts on community safety, the local community impacts, and measures to ensure the minimisation of crime and anti-social behaviour.

**8. Safety/ Public areas/ Pedestrians**

- The environmental assessment is to demonstrate how the proposed building envelope, building design and treatment of the public domain will:
  - Maximise safety, security and public surveillance within the public areas including disabled access to the side of the front entrance and car park access. Specific regard should be given to the Department of Planning's Guideline; *Crime prevention and assessment of development applications 2001*;
  - Ensure access for people with disabilities;
  - Minimise potential for vehicle and pedestrian conflicts.

**9. Traffic Impacts (Construction & Operational)**

- A traffic and transport impact study shall be submitted with the environmental assessment which assesses the traffic and transport impacts of the project. The study shall:
  - Address impacts and measures to mitigate impacts on local and arterial roads and adjacent road intersections;
  - Compliance with relevant Council and RTA traffic and car parking codes;
  - Detail strategies for encouraging public transport patronage for employees and visitors, in particular the railway station given its proximity to the site;
  - Provide details of service and delivery vehicles movements;
  - Provide details of bicycle facilities to be incorporated into the development.
  - Detail adequate emergency vehicle access.

**10. Construction Impacts**

- Address measures to ameliorate potential impacts arising from the construction of the proposed development.

**11. Potential Contamination On site**

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

**12. Drainage**

- The environmental assessment is to address drainage issues associated with the development.

	<p><b>13. Services/infrastructure and utilities</b></p> <ul style="list-style-type: none"> <li>• In consultation with relevant agencies, address the existing capacity and requirements of the development for water, electricity, waste disposal, telecommunications and gas.</li> <li>• Details of any augmentation to services and utilities required to meet the demand generated by the proposed project.</li> </ul>
<b>Deemed refusal period</b>	<p>Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period is 60 days from the end of the proponent's Environment Assessment period for the project.</p>

## Plans and Documents to accompany the Application

### Plans and Documents of the development

### PROJECT APPLICATION

The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application:

1. The **existing site survey plan** is to be drawn to 1:500 scale (or other appropriate scale) and show:
  - the location of the land, the measurements of the boundaries of the land, the size of the land 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.
2. A **Site Analysis Plan** must be provided which identifies existing natural elements of the site and immediately adjacent to the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, and all structures on neighbouring properties where relevant to the application (including windows, driveways etc).
3. A **locality/context plan** drawn to 1:500 scale (or other appropriate scale) should be submitted indicating:
  - significant local features such as parks, community facilities and open space, water courses and heritage items;
  - the location and uses of existing buildings, shopping and employment areas;
  - traffic and road patterns, pedestrian routes and public transport nodes
  - The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation.
4. The **Environmental Assessment** in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.
5. The **Architectural drawings** (where relevant) are to be drawn to scale and illustrate the following:
  - 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;
  - the floor plans of the proposed buildings indicating, layout, room uses, size and orientation;
  - the location and size of vertical and horizontal circulation of lifts, stairs and corridors;
  - sections and elevations of the proposed development;
  - fenestrations, balconies and other features;
  - servicing points;
  - the height of the proposed development in relation to the land;
  - any changes that will be made to the level of the land by excavation, filling or otherwise;
  - the level of the lowest floor, the level of any yard or unbuilt area and the level of the ground;
  - parking arrangements, where vehicles will enter and leave the site, and how vehicles will move about the site;
  - pedestrian access to, through and within the site.

	<p>6. The <b>shadow diagrams</b> for developments comprising two or more storeys are to show 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.</p> <p>7. The <b>Other plans</b> including (where relevant):</p> <ul style="list-style-type: none"> <li>• <b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management from the site to the Council drainage system and include a detailed site survey. Where an on-site detention system is required, the type and location must be shown and must be integrated with the proposed landscape design. Site discharge calculations should be provided and the must include details of all major overland flow paths;</li> <li>• <b>Erosion and Sediment Control Plan</b> – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;</li> <li>• <b>View analysis</b> - artists impression, photomontages, etc of the proposed development in the context of the surrounding development;</li> <li>• <b>Coloured elevations</b> - of the proposed buildings drawn to the same scale as the architectural drawings. The elevations are to indicate height and key datum lines, building length and articulation, the composition of the façade and roof design, existing buildings on the site, building entries (pedestrian, vehicular and service), and profile of buildings on adjacent properties;</li> <li>• <b>Landscape Concept Plan</b> – plan or drawing that shows the basic detail of planting design and plant species to be used, listing botanical and common names, mature height and spread, number of plants to be utilised and surface treatments (i.e. pavers, lawn etc); details of any plants to be removed.</li> <li>• <b>Demolition &amp; Waste Management Plan</b> – where demolition is proposed, a plan which addresses demolition and construction wastes that may be generated including likely quantities, proposed disposal destinations and best practices for safe handling and disposal in accordance with WorkCover's Occupational Health and Safety requirements must be provided;</li> <li>• <b>Construction Management Plan</b> – a plan which outlines traffic and pedestrian management during construction</li> </ul>
<p><b>Documents to be submitted</b></p>	<ul style="list-style-type: none"> <li>• 10 hard copies of the Environmental Assessment.</li> <li>• 10 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale).</li> <li>• 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below).</li> <li>• If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.</li> </ul>
<p><b>Electronic Documents</b></p>	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> <li>• Adobe Acrobat PDF files and Microsoft Word documents must be no bigger that 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files.</li> <li>• File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files.</li> <li>• Image files should not be bigger than 2Mb. The file names will need to be</li> </ul>

clear and logical so the Department can publish them in the correct order.

- Graphic images will need to be provided as [.gif] files.
- Photographic images should be provided as [.jpg] files.
- Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each.
- Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order.

Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.