

Director-General's Requirements

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

Application number	07_0063
Project	Project application for construction of a pedestrian and cycle bridge between Australia Technology Park and North Eveleigh sites at the eastern boundary end, spanning the rail corridor.
Location	Lot 500/DP 1033739 & part of Lot 4/DP862514
Proponent	Redfern-Waterloo Authority
Date issued	31 July 2007 (reissued 14 March 2008)
Expiry date	2 years from date of issue.
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 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 – Mixed Use, Special Purpose Zone – Infrastructure and Recreation Zone – Public Recreation. 3. Landowners' consent for the development site; 4. Description of the site, including cadastre, title details, existing easements (including sewer mains, and/or encumbrances); 5. Details of the proposed layout, size and scale of the main components of the development, and height (AHD); 6. An assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below; 7. A description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; 8. A draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; 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; 10. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is not false or misleading; and 11. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project.
Key issues	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPIs and Guidelines to be addressed <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"> - SEPP (Major Projects) 2005 Schedule 3, The Redfern-Waterloo Authority Sites; - SEPP (Infrastructure) 2007; - SEPP 55 – Remediation of Land; - The Redfern-Waterloo Built Environment Plan (Stage One) August 2006; - NSW Bicycle Guidelines (RTA, 2003); - Guide to Traffic Engineering Practice – Part 13 & Part 14: Pedestrians & Bicycles (Austroads);

- Planning Guidelines for Walking & Cycling (RTA/DoP, 2004);
- Safer by Design (NSW Police, 2006);
- Environmental Noise Control Manual (EPA, 1994);
- Redfern Waterloo Authority Section 31 Contribution Plan (2006);
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

2. Bridge Design

- 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 surrounding area;
- Anticipated use patterns of the bridge, making reference to adjacent active uses and any new public space.
- Details must be submitted showing how the bridge would impact on Rail Corp infrastructure; and
- A comparison study should be submitted, comparing the relative impacts on the rail corridor of a single span bridge over the rail corridor, and a bridge requiring supporting piers in the rail corridor, with consideration given to:
 - The effects on rail safety;
 - The effects on rail services and rail passengers during construction;
 - Transference of loads into the rail corridor;
 - RailCorp's ability to maintain its infrastructure;
 - RailCorp's ability to modify its rail infrastructure in the vicinity of the Bridge to increase the capacity and efficiency of the rail network;
 - Train collision protection of the piers; and
 - Access to the rail corridor for the maintenance of the Bridge and its piers, if any.
- The outcome of the above comparison should be used to justify/demonstrate the design approach adopted for the bridge.

3. Ecologically Sustainable Development

- Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases.

4. Heritage

- Provide a heritage impact statement in accordance with the *Heritage Manual* (NSW Heritage Office & DUAP 1996), and which takes into consideration relevant conservation framework and principles, which:
 - Identifies and assesses impacts to items and fabric of built heritage significance within the Australia Technology Park (ATP), North Eveleigh, and the operational rail corridor (including perway structure);
 - Identifies and assesses impacts to any archaeological resources within the ATP, North Eveleigh, and operational rail corridor; and
 - Identifies and assesses the impact of the proposed development on the visual amenity and appreciation of the *place* of the Eveleigh Rail Yards; and

	<ul style="list-style-type: none"> - Identify whether the site has significance to Aboriginal cultural heritage and where applicable prepare an independent Archaeological report in accordance with the draft <i>Guidelines for Aboriginal Cultural Heritage Impact Assessment & Community consultation</i>, DEC, July 2005. <p>5. Employment:</p> <ul style="list-style-type: none"> • Detail the potential local employment generation of the project. <p>6. Safety/ Public areas/ Pedestrians</p> <ul style="list-style-type: none"> • Demonstrate how the proposed bridge public realm treatment will: <ul style="list-style-type: none"> - Maximise safety, security and public surveillance. Specific regard should be given to the Department of Planning's Guideline; <i>Crime prevention and assessment of development applications</i> 2001; - Ensure access for people with disabilities; - Minimise potential for conflicts between pedestrians and cyclists along and around the bridge. - Address potential future links with Redfern Railway Station. <p>7. Environment and Residential Amenity</p> <ul style="list-style-type: none"> • Demonstrate the bridge siting does not have unacceptable levels of impacts on adjoining residential properties particularly visual and acoustic privacy and solar access. • Assess the relationship between the bridge and the proposed re-development of the North-Eveleigh site. <p>8. Construction Impacts</p> <ul style="list-style-type: none"> • Address measures to ameliorate potential impacts arising from the construction of the proposed development, including noise and traffic; • Impact of works on operation of the RailCorp network and associated electrical infrastructure; • Details of proposed construction hours; and • Consideration of safety impacts on the railway infrastructure. <p>9. Potential Contamination On site</p> <ul style="list-style-type: none"> • Demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55. <p>10. Drainage</p> <ul style="list-style-type: none"> • Address drainage issues associated with the new bridge structure.
Consultation	<p>During the preparation of the Environmental Assessment, an appropriate and justified level of consultation should occur with the following agencies:</p> <ul style="list-style-type: none"> • Roads and Traffic Authority; • City of Sydney Council; • Department of Environment and Climate Change; • RailCorp; and • NSW Heritage Office. <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>
Deemed refusal period	60 Days

Attachment 2

Plans and Documents to accompany the Application

Plans and Documents of the development	<p>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:</p> <ol style="list-style-type: none">1. The existing site survey plan is to be drawn to 1:500 scale (or other appropriate scale) and show:<ul style="list-style-type: none">• 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 adjacent structures relevant to the application.3. A locality/context plan drawn to 1:500 scale (or other 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• 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:<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;• The plans of the proposed structure indicating, layout, size and orientation;• The location and size of vertical and horizontal circulation of lifts and stairs;• Sections and elevations of the proposed development;• Servicing points;• The height of the proposed development in relation to the land (AHD);• Any changes that will be made to the level of the land by excavation, filling or otherwise;• The level of the lowest and highest sections of the structure, and the level of the ground;• Pedestrian access to, through and within the site; and• Bicycle access to, through, and within the site.
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	<p>6. An external materials and finishes board including colours proposed.</p> <p>7. Shadow diagrams demonstrating impact of the proposal at 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>8. The Other plans/additional information including (where relevant):</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management from the site to the Council drainage system and include a detailed site survey. • 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 - artists impression, photomontages, etc of the proposed development in the context of the surrounding development; • Coloured elevations - of the proposed structure drawn to the same scale as the architectural drawings. The elevations are to indicate height and key datum lines, bridge length and articulation, existing buildings on the site, bridge access points (pedestrian, bicycle, and service), and the profile of the bridge relevant to adjacent buildings; • Landscape and Public Domain Plan – plan or drawing that shows any new areas of landscaping and public realm associated with the proposal; • Demolition & Waste Management Plan – 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; • Construction Management Plan – a plan which outlines traffic and pedestrian management during construction. • An Arborist's report - detailing the condition of all existing trees within the proposed bridge envelope and appropriate tree protection measures for the trees to be retained.
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 10 hard copies of the Environmental Assessment. • 10 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale). • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below). • 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.
<p>Electronic Documents</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"> • Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files. • 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. • Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order, with the Major Project reference number at the beginning of the file name (e.g.

07_0063_exec_summary.doc, or 07_0063_section_aa.doc)

- 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.