



NSW GOVERNMENT  
**Department of Planning**

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Mr Ray Kearns  
Rosecorp Management Services Pty Ltd  
51 Riley Street  
WOOLLOOMOOLOO NSW 2011

Our ref: MP 08-0025  
Your ref:  
File:

Dear Ray,

**Director General's Requirements for Breakfast point – Plantations Precinct (MP 08\_0025).**

Thank you for your request for Director-General's environmental assessment requirements (DGRs) for the above project.

The DGRs were prepared from the information provided within your application and in consultation with relevant Government agencies, including Council (attached).

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.

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. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Bob Thornton on 92286468 via e-mail at robert.thornton@planning.nsw.gov.au.

Yours sincerely

Jason Perica  
Executive Director  
(as delegate for the Director General)

26/12/08

**Director-General's Requirements**Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 08-0025 - Plantation Precincts
Project	Construction of 7 buildings ranging in height from 3 to 5 storeys, containing 267 apartments and 417 car parking spaces. The precinct will be subdivided into (8) lots, comprising (1) x Precinct Property and (7) residential strata lots
Location	Breakfast Point - 19-21 Tennyson Road, Mortlake (Canada Bay LGA)
Proponent	Rosecorp Management Services Pty Ltd
Date issued	26/2/08
Expiry date	2 years from date of issue
Key issues (Core)	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"><li><b>1. Relevant EPI's policies and Guidelines to be Addressed</b> 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 65, SEPP 11, SEPP 55, SEPP (Building sustainability Index: BASIX)</li><li>• Concord Local Environmental Plan 91</li><li>• Breakfast Point Development Control Plan 2005</li><li>• Breakfast Point Visitor Car Parking Master Plan</li><li>• Breakfast Point Landscape Master Plan</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><b>2 Concept Plan</b> The EA shall demonstrate consistency with The Breakfast point Concept Plan 2005 (including relevant modifications) and justification for any areas of inconsistency.</li><li><b>3 Built Form</b> The EA shall address the height, bulk and scale of the proposed development within the context of the locality.</li><li><b>4 Urban Design</b> The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building separations, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain.</li><li><b>5 Environmental and Residential Amenity</b> The EA must address solar access, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity.</li><li><b>6 Car parking / Traffic Impacts (Construction and Operational)</b> The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. The EA shall also provide a Traffic Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, car parking arrangements, measures to</li></ol>

	<p>promote public transport usage and pedestrian and bicycle linkages.</p> <p><b>7 Ecologically Sustainable Development (ESD)</b> The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development, including water and energy usage, waste minimisation and recycling strategies.</p> <p><b>8 Contributions</b> The EA shall address provision of public benefit, services and infrastructure having regard to the Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p><b>9 Contamination</b> The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p><b>10 Consultation</b> Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
<p><b>Key Issues</b> (Optional) – to be applied where relevant.</p>	<p><b>Drainage</b> The EA shall address stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p><b>Utilities</b> In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</p> <p><b>Staging</b> The EA must include details regarding the staging of the proposed development (if proposed).</p>
<p><b>Deemed refusal period</b></p>	<p>60 days</p>

## Plans and Documents to accompany the Application

<u>General</u>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment;</li> <li>3. A thorough description of the proposed development;</li> <li>4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed, including an assessment against the objects of the EP&amp;A Act;</li> <li>5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;</li> <li>6. The plans and documents outlined below;</li> <li>7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;</li> <li>8. 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 Projects SEPP)</li> <li>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.</li> <li>10. Details demonstrating that any fill brought onto the site is contamination free, and from where obtained.</li> <li>11. Details of where all excavated material leaving the site is to be placed.</li> </ol>
<u>Plans and Documents</u>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> <li>1. <b>An existing site survey plan</b> drawn at an appropriate scale illustrating; <ul style="list-style-type: none"> <li>• the location of the land, boundary measurements, area (sq.m) and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site; and</li> <li>• location and height of adjacent buildings and private open space.</li> <li>• all levels to be to Australian Height Datum.</li> </ul> </li> <li>2. <b>A Site Analysis Plan</b> 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).</li> <li>3. <b>A locality/context plan</b> drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas;</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> <li>4. <b>Architectural drawings</b> at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• 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;</li> <li>• detailed floor plans, sections and elevations of the proposed buildings;</li> <li>• elevation plans providing details of external building materials and colours proposed;</li> <li>• fenestrations, balconies and other features;</li> <li>• accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;</li> <li>• the height (AHD) of the proposed development in relation to the land;</li> </ul> </li> </ol>

	<ul style="list-style-type: none"> <li>• the level of the lowest floor, the level of any area to be developed adjacent to or around the building and the level of the ground;</li> <li>• any changes that will be made to the level of the land by excavation, filling or otherwise;</li> </ul> <p>5. <b>Other plans:</b></p> <ul style="list-style-type: none"> <li>• <b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management;</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>Geotechnical Report</b> – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons;</li> <li>• <b>View Analysis</b> - 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;</li> <li>• <b>Landscape plan</b> - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site, location of deep soil areas.</li> <li>• <b>Shadow diagrams</b> 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.</li> <li>• <b>Access Report</b> – to be prepared demonstrating compliance with the various Discrimination and Disability regulations for the building and open space areas, as well as access to the surrounding public space.</li> </ul>
<p><u>Documents to be submitted</u></p>	<ul style="list-style-type: none"> <li>• 1 copy of the EA, plans and documentation for the Test of Adequacy;</li> <li>• 12 hard copies of the EA (once the EA has been determined adequate);</li> <li>• 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>• 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.</li> </ul>