



## Planning

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Our ref: MP10\_0016  
File: 10/03532-1

Dear Mr Cady,

**Project Application for a Seniors Living Development at the Scottish Hospital, 2 Cooper Street, Paddington (MP10\_0160)**

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.

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 DGRs. If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, 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 enclosed with this letter, copies of submissions from other agencies providing 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.

Should you have any questions regarding any of the above, please contact Kim Shaw on (02) 9228 6263 or email [kim.shaw@planning.nsw.gov.au](mailto:kim.shaw@planning.nsw.gov.au).

Yours sincerely

Michael Woodland  
**Director**  
**Metropolitan Projects**  
As delegate for the Director-General

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

<b>Application number</b>	MP 10_0016
<b>Project</b>	Project Application for a Seniors Housing development
<b>Location</b>	The Scottish Hospital, 2 Cooper Street, Paddington
<b>Proponent</b>	Urbis on behalf of The Presbyterian Church NSW Property Trust
<b>Date issued</b>	6 MAY 2010
<b>Expiry date</b>	If the Environmental Assessment (EA) is not exhibited within 2 years after the date of issue, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
<b>Key issues</b>	<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 are contained in <b>Appendix A</b>.</li> <li><b>2. Built Form and Urban Design Impacts</b> <ul style="list-style-type: none"> <li>• The EA shall address the height, bulk and scale of the proposed development within the context of the locality and the visual impact on heritage buildings and elements on and in the vicinity of the site and the Paddington Heritage Conservation Area. In particular, detailed envelope/height and contextual studies should be undertaken to ensure the proposal integrates with the local environment and heritage fabric.</li> <li>• The EA shall also provide the following documents: <ul style="list-style-type: none"> <li>• Comparable height study to demonstrate how the proposed height relates to the height of the existing/approved developments surrounding the subject site;</li> <li>• View analysis to and from the site from key vantage points; and</li> <li>• Options for the siting and layout of building envelopes.</li> </ul> </li> <li>• The EA shall address the topographic characteristics of the site and height relationship of the proposed buildings with the existing and natural ground levels within the site and the surrounding land.</li> <li>• The EA shall address the design quality of the development with specific consideration of the façades, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, and public domain, including an assessment against the CPTED Principles.</li> </ul> </li> <li><b>3. Heritage</b> A Heritage Impact Statement (HIS) and Conservation Management Plan (CMP) for the site shall be prepared in accordance with the requirements of the NSW Heritage Council guidelines and <i>Manual</i>.</li> <li><b>4. Public Domain</b> The EA shall consider: <ul style="list-style-type: none"> <li>• The interface of the proposed development and public domain and provision of linkages with and between other public domain spaces</li> </ul> </li> </ol>

including access rights and legibility.

- The relationship to and impact upon existing public domain.
- Any intention to dedicate to the Council any land for public open space, or any other purpose.

#### **5. Environmental and Residential Amenity**

- The EA must address solar access, acoustic privacy, visual privacy and view loss and identify mitigation measures necessary to achieve a high level of environmental and residential amenity.
- The EA shall address the siting of the development in relation to existing significant landscaping on site including the heritage listed trees, and provide a site tree survey and arborist report.

#### **6. Transport and Accessibility (Construction and Operational)**

- The EA shall address the following matters:
  - Provide a Traffic and Accessibility Impact Study prepared in accordance with the RTA's *Guide to Traffic Generating Developments*, considering traffic generation including trip generation, any required road/intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages;
  - Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling);
  - Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and
  - Demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines and Australian Standards. (**Note:** the Department supports reduced car parking rates in areas well-served by public transport).

#### **7. Ecologically Sustainable Development (ESD)**

- The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.
- The EA must demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.

#### **8. Threatened Species**

The EA shall identify any potential impact on critical habitats, any wildlife corridors, threatened species, populations and endangered ecological communities and their habitat.

#### **9. Drainage and Stormwater Management**

The EA shall address drainage/groundwater/flooding issues associated with the development/site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.

#### **10. Contamination and Geotechnical Issues**

Contamination and geotechnical issues associated with the proposal should be identified and addressed in accordance with SEPP55 and other relevant legislation and guidance. This assessment should also include an analysis

	<p>of any risks/hazards associated urban salinity and acid sulphate soils.</p> <p><b>11. 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>12. Staging</b> The EA shall provide a detailed staging plan demonstrating how existing services will continue to be provided during the redevelopment if required, and identifying relocation strategies for services and how existing operations will be affected by construction works.</p> <p><b>13. Housing Choice</b> The EA shall provide an assessment of housing choice and shall identify the mix of 1, 2 and 3 or more bedroom units, and the level of choice of housing stock to be provided on site.</p> <p><b>14. Resident Facilities</b> The EA is to provide details of any resident facilities, which would provide the opportunity for residents to socialise with other residents and visitors.</p> <p><b>15. Contributions</b> The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 and 94A Contribution Plans, and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate this development.</p> <p><b>16. Consultation</b> The EA shall demonstrate that an appropriate level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i> is to be undertaken and a comprehensive Community Consultation Strategy shall be provided.</p> <p><b>17. Statement of Commitments</b> The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p>
<b>Deemed refusal period</b>	60 days

## Appendix A

### Relevant EPI's and Policies to be addressed:

- NSW State Plan 2010;
- Draft East Subregional Strategy;
- Metropolitan Transport Plan 2010, Integrating Land Use and Transport – A Planning Policy Package 2001 and Planning Guidelines for Walking and Cycling 2004;
- Woollahra LEP 1995, Paddington Heritage Conservation Area DCP 2008, Off Street Car Parking and Servicing Facilities DCP 2009, Access DCP 2004, Section 94 Contributions Plan 2002 (March 2005 Update), Section 94A Development Contributions Plan 2005, Draft DCP Stormwater Drainage Management 2006, Draft Flood Risk Management DCP 2004 and other relevant Development Control Plans;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- SEPP (Housing for Seniors and People with a Disability) 2004 and Seniors Living Policy: Urban Design Guideline for Infill Development 2004;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP 55 - Remediation of Land;
- SEPP 65 - Design Quality of Residential Flat Development and the Residential Flat Design Code (RFDC);
- SEPP (Infrastructure) 2007;
- NSW Government Floodplain Development Manual 2005;and,
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

## Appendix B

### Plans and Documents to accompany the Application

<b>General</b>	<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, aerial 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;</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); and</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> </ol>
<b>Plans and Documents</b>	<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;</li> <li>• location of and height of existing trees;</li> <li>• location and height of adjacent buildings and private open space; and</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). Adjoining land uses and activities, sources of nuisances and heritage features of the surrounding locality and landscape shall also be shown.</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</li> </ul> </li> </ol>

nodes.

4. **Architectural drawings** at an appropriate scale illustrating:
  - 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;
  - detailed floor plans, sections and elevations of the proposed buildings;
  - elevation plans providing details of external building materials and colours proposed;
  - fenestrations, balconies and other features;
  - accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;
  - the height (AHD) of the proposed development in relation to the land;
  - the level of the lowest floor, the level of any unbuilt area and the level of the ground; and
  - any changes that will be made to the level of the land by excavation, filling or otherwise.
5. **A Schedule of Materials and Finishes and Sample Board**, detailing all proposed materials and finishes.
6. **Visual and View Analysis** demonstrated through visual aids, such as a photomontage, to demonstrate visual impacts of the proposed building envelopes. In particular the view analysis must consider siting, bulk and scale relationships from key areas.
7. **A Physical Model** of the proposed development for the entire site.
8. **Shadow diagrams** 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 9am, 12 midday and 3pm.
9. **Heritage Impact Statement and Conservation Management Plan** prepared in accordance with the NSW Heritage Council guidelines and Manual and illustrating the impact of the proposed development on the heritage listed buildings and trees on and in the vicinity of the site, and Paddington Heritage Conservation Area.
10. **An Aborist Report** which makes an assessment of the impact of the proposed development on all of the trees on site.
11. **Landscape plan** illustrating treatment of open space areas on the site, screen planting, retaining walls and fencing along common boundaries and tree protection measures both on and off the site. Details of any trees to be removed, existing and proposed planting (for proposed planting documentation on the type of species and growth at full maturity is needed).
12. **Desktop Assessment** identifying any threatened species on site and an assessment of the impact of the proposed development on any threatened species (if any).

Note: Where a Desktop Assessment identifies a potential impact, the

	<p>proponent may be required to undertake a <b>detailed investigation</b> in consultation with the Department of Environment and Climate Change. Please attach all relevant documentation.</p> <p>13. <b>Preliminary Site Contamination Assessment</b> and documentation that demonstrates that the land can be made suitable for the intended purpose within the project delivery timeframe.</p> <p>14. <b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management;</p> <p>15. <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;</p> <p>16. <b>Other plans</b> (to be required where relevant):</p> <ul style="list-style-type: none"> <li>• <b>Geotechnical Report</b> – prepared by a recognised professional who 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>Groundwater Assessment</b> – identifying groundwater issues and potential degradation to the groundwater source that may be encountered during excavation. The assessment should identify contingency measures to manage any potential impacts.</li> </ul>
<p><b>Documents to be submitted</b></p>	<ul style="list-style-type: none"> <li>• 1 copy of the EA, plans and documentation for the <b>Test of Adequacy (TOA)</b>;</li> <li>• <b>Once the EA has been determined adequate</b> and all outstanding issues adequately addressed, 7 copies of the EA for exhibition;</li> <li>• 7 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>• 7 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size.</li> </ul> <p><b>NOTE:</b> All files must be titled and saved in such a way that it is clearly recognisable without the file being opened. If multiple PDF's make up one document/report each must be titled in sequential order.</p>