



**MAJOR PROJECT ASSESSMENT:
UNIVERSITY OF SYDNEY FACULTY OF
LAW PROJECT**
*Proposed by Capital Insight Pty Ltd (on behalf
of the University of Sydney, Campus Property
and Services)*



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

January 2007

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1 EXECUTIVE SUMMARY

Capital Insight Pty Ltd (the Proponent), on behalf of the University of Sydney, is proposing to develop land at 3000 Parramatta Road, Camperdown for the construction of a building for the Faculty of Law within the Camperdown Campus including library, lecture theatres, moot court facilities, 3 storey teaching building, 5 storey faculty building, light tower and basement car parking. ("the proposal") (refer to Figure 1).

The main components to the proposal involve:

- Construction of the new Faculty of Law Building including:
 - 7 and 5 storey buildings above a 2 level basement car park (total of 32,200 sqm GFA);
 - light tower;
- Construction of a two level basement car park containing:
 - 419 car parking spaces (including 9 disabled spaces and 68 small spaces);
 - secure bicycle storage area (accommodation 24 bicycles); and
 - 47 motorbike parking spaces;
- Minor alterations and additions to the interface of the new buildings with the Fisher Library Book Stack, Carslaw Building and Eastern Avenue Auditorium and Lecture Complex;
- Landscaping, lighting and site works;
- Upgrade of Barff Road to facilitate two-way traffic, loading area and pedestrian access; and
- Extensions/augmentation of the physical infrastructure/utilities as required by the proposal.

The estimated project cost of the development is \$95 million. 150 full-time equivalent construction jobs will be created by the proposal.

During the exhibition period, the Department received a total of 5 submissions from public authorities and one from a member of the public. Key issues raised in the submissions received included:

- compliance with the Stage 1 development consent, particularly in regards to the building envelope;
- obscuring the vista of the Anderson Stuart Medical School;
- Sydney Water requirements regarding decommissioning water mains on the site;
- design and built form of the proposed building and its relationship to Victoria Park; and
- the development of a Traffic Management Plan, the proposed underground car park be fully constructed and operational prior to the proposed prohibition of on-street parking and withholding of an Occupation Certificate until the proposed new pedestrian crossing and the signalised intersection are fully constructed.

The Department has assessed the merits of the project and is satisfied that the impacts of the proposed development have been addressed via the Statement of Commitments and recommended conditions of consent, and that the impacts can be suitably mitigated and/or managed to ensure a satisfactory level of environmental performance. On these grounds, the Department is satisfied that the site is suitable for the proposed development and that the project will provide environmental, social and economic benefits to the region. All statutory requirements have been met. Consequently, the Department recommends that the project be approved, subject to conditions of approval.

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2 BACKGROUND

2.1 Background

Capital Insight Pty Ltd on behalf of the University of Sydney, Campus Property and Services proposes to construct a building for the Faculty of Law within the Camperdown Campus of the University of Sydney. As part of the Campus Planning Strategy (CPS) initiated by the University of Sydney for its Camperdown and Darlington campuses, the University resolved to undertake planning and construction of a program of capital works called *Campus 2010 and Building for the Future Program* (Campus 2010+). Campus 2010+ aims to improve the public domain of both campuses and includes the upgrading and provision of new University buildings. The capital works program of Campus 2010+ includes five (5) major projects that aim to guide the campus building strategy to 2010.

The proposal fits into a broader program of Campus 2010+. Projects forming part of Campus 2010+ include:

- University of Sydney Central Building Project for the construction of a mixed use development incorporating student support services, food outlets, associated retail activities and a library; and the creation of public domain spaces (approved by the Minister for Planning on 8 August 2006);
- public domain upgrade works for the Camperdown Campus (approved by Council on 20 October 2006);
- a new pedestrian footbridge spanning City Rd and connecting to the USyd Central building that is compliant with the Disability Discrimination Act 1992 (DDA), and the demolition of the existing footbridge which is not compliant with the DDA (lodged with Council on 28 November 2005, approved on 10 January 2007);
- consolidation of the School of GeoSciences (to be lodged with Council); and
- School of Information Technologies Project (to be lodged with Council).

The Faculty of Law project has been subjected to two previous development consents, which have been approved by Council as follows:

- the Stage 1 Master Plan development consent (DA D/2004/655/A), which followed a design competition, approved master planning for the public domain upgrade project, the Faculty of Law project and the USYD Central Building project. The DA was approved by Council on 7 June 2005;
- Council subsequently approved a modification under Section 96 of the EP&A Act to modify condition 14 allowing early excavation and site preparation works to commence prior to lodgement of the Stage 2 DA. This modification was approved on 21 July 2005; and
- a development consent for demolition of existing buildings and structures, tree removal and excavation for the Faculty of Law project was granted by Council in December 2005.

2.2 Site Location

The site is located at 3000 Parramatta Road, Camperdown in the city of Sydney Local Government Area. The site is located within the Camperdown Campus Parramatta Road, Camperdown in the City of Sydney Local Government Area. The Camperdown Campus is located approximately 1 kilometre south-west of the Sydney CBD near the junction of Parramatta and City Roads.



Figure 1. Site Location

2.3 Site Description

The site within the Camperdown Campus is bounded by Barff Road, Eastern Avenue Auditorium and Lecture Theatre Complex, Eastern Avenue and Fisher Library.

The main frontage of the site is to Eastern Avenue (to the west), the University's main pedestrian thoroughfare. A secondary frontage is to Victoria Park on the eastern side. The northern boundary of the site is located adjacent to the Fisher Library and the southern boundary is adjacent to the Carslaw Building and Eastern Avenue Auditorium and Theatre Complex, see **Figure 3**.

Demolition and excavation works are currently under way as per the Demolition and Excavation development consent approved by Council in December 2005.

2.4 Surrounding Land Uses

The site is located within the Camperdown Campus of the University of Sydney. The majority of the buildings within the campus house a range of administration, student, research and teaching facilities. The immediate surrounding environment includes:

- University buildings the Carslaw Building and Eastern Avenue Auditorium and Lecture Theatre Complex, Fisher Library and Library Stack;
- Chemistry Building, Madsen Building and Anderson Stuart Building;
- Victoria Park; and
- Open car parks and internal University roads.

To the north and west of the site is a range of University related buildings, facilities and sporting complexes, including the Badham Building, Manning Building, Hockey Square and Sports Ovals as well as pedestrian and traffic access towards Royal Prince Alfred Hospital and the suburbs of Newtown and Camperdown. South of the site is a footbridge over City Road that links to the Darlington Campus and a range of University buildings and facilities.

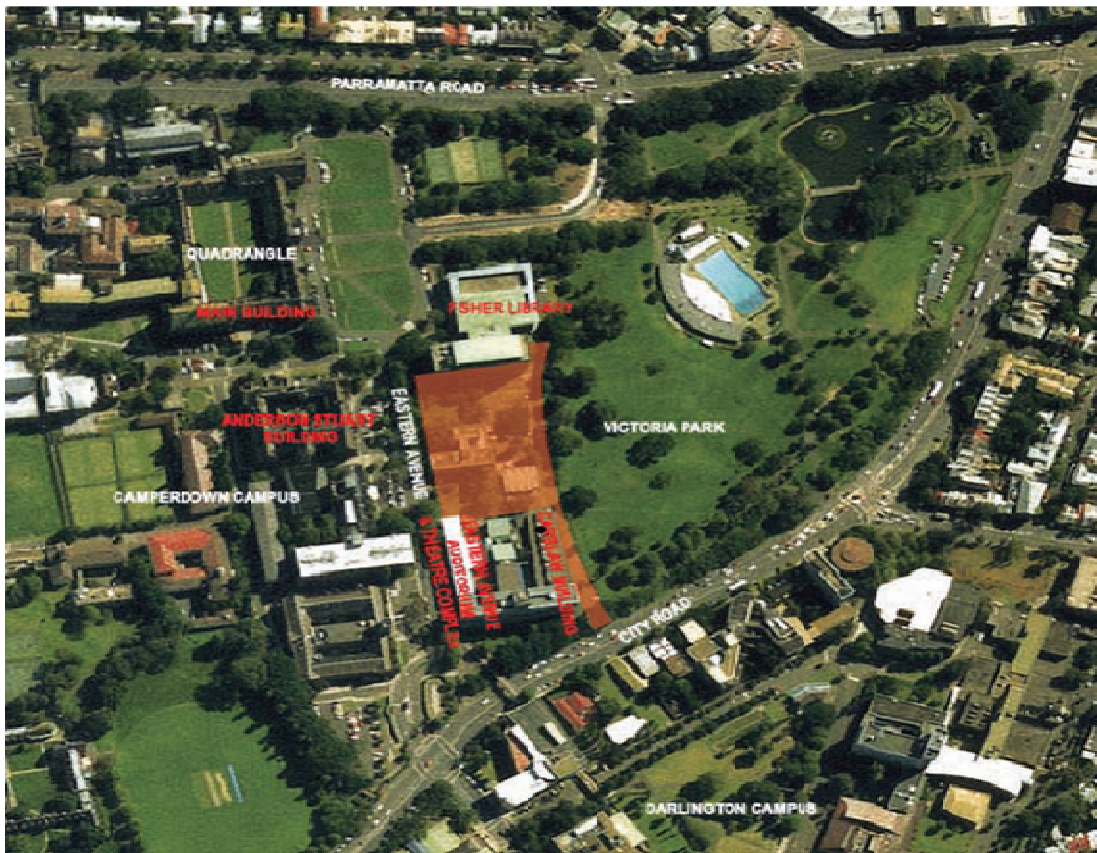


Figure 2. Aerial Photo

3 PROPOSED DEVELOPMENT

3.1 Proposal

The proposal involves the construction of a building for the Faculty of Law within the Camperdown Campus including library, lecture theatres, moot court facilities, 3 storey teaching building, 5 storey faculty building, light tower and basement car parking.

The proposal is for the construction of the new Faculty of Law Building comprising 2 distinct above ground buildings that interconnect with an extensive forecourt area (total 32,200 sqm GFA), as follows:

- 2 level basement car park containing a total of 419 car spaces, 47 motorcycle spaces; 24 bicycle spaces and 2 loading bays;
- 2 storey podium base containing the following:
 - Level 1: new law library, seminar rooms and lecture theatres;
 - Level 2: moot court facility, student lounge, seminar rooms and lecture theatres;
- 3 storey teaching building above the podium containing the following:
 - Level 3: restaurant/café space;
 - Level 4: seminar rooms;
 - Level 5: seminar rooms;

- 5 storey faculty building containing offices, student and staff spaces and workstations and labs on levels 4 to 7 with open plant area on the roof plant level;
- Light tower located toward the centre of the forecourt at the northern end of the site adjacent to the Fisher Library to a maximum height of 13.85 metres;
- Minor alterations and additions to the interface of the new buildings with the existing Fisher Library Book Stack, Carlaw Building and Eastern Avenue Auditorium and Lecture Complex with the proposed buildings;
- Landscaping, lighting and site works;
- Upgrade of Barff Road (owned by the University of Sydney) to facilitate 2 way traffic, loading area and pedestrian access in the following way:
 - reconstruction of the existing Barff Road alignment to facilitate two way traffic flow and pedestrian access between City Road and the proposed Faculty of Law Building and create an active edge between the University and the adjacent Victoria Park;
 - provision of a loading area to service the proposed Faculty of Law Building; and
 - maintain service vehicle access to the existing loading dock for the Carlaw Building; and
- Extensions/augmentation of the physical infrastructure/utilities as required by the proposal.

The following provides a description of the key features of the proposal as outlined above. **Figures 3, 4, 5** show artists impressions and drawings of the proposed development.

Podium Base

The podium base includes the new Law Library, Lecture Theatres, Seminar Rooms and a Moot Court facility and ancillary features.

Level 2 is accessed from a landscaped forecourt fronting onto Eastern Avenue. Level 1 is accessed from level 2. Victoria Park frontage access and the basement car park are located below the podium levels.

The main features of the podium levels include 4x 300 seat and 2x 500 seat lecture theatres, 10 seminar rooms, meeting rooms and a student lounge area. The law library is located on level 1 with a mezzanine on level 2 and the moot court facility is proposed for level 2.

Teaching Building

The teaching building continues the height and form of the adjoining Eastern Avenue Auditorium and Theatre Complex to the south. It includes 2 levels of teaching space including 8 seminar rooms. The forecourt level provides restaurant/café facilities fronting onto the public domain area. The façade of the teaching building consists of extensive use of glass, steel frame wall with timber operable louvre, horizontal aluminium weatherproof louvres and simple shop front glazing.

Faculty Building

The Faculty Building is a 5-storey building and is variable in its setback frontage, mass and built form when viewed from Victoria Park.

The forecourt level (level 3) includes a foyer level fronting onto the public domain space. The remaining levels consist of lobby areas, offices, meeting rooms and social hub/common rooms.

The building façade is characterised by the extensive use of glass to enable occupants of the building to look out over Victoria Park. Other elements include operable timber louvres; operable aluminium louvres; fixed pre-cast louvres and clear glazing.

Car Park

The car park is 2 basement levels beneath the faculty building. Combined vehicular entry/exit to the basement car parking level is provided at two points (north-eastern and south-eastern) directly off Barff Road. The basement levels also provide space for plant and substation, rainwater reuse and onsite detention stormwater tanks.

Alterations and Additions to Building Interfaces

The library component of the new building includes a connection to the Fisher Library on level 1 with further possibilities for additional connections following future upgrade of the Fisher Library.

The Carslaw Building and Eastern Avenue Auditorium and Lecture Complex require minor alterations and additions to enable smooth accessibility and linkages with the proposed building. These alterations are in the form of ramp connection to the Carslaw Building and Eastern Avenue Auditorium and Lecture Complex.

Landscaping, Site Works and Lighting

A light tower is proposed to provide a functional architectural feature located toward the centre of the forecourt at the northern end of the site adjacent to the Fisher Library. The tower is oblique in shape is approximately 13.85m in height and 4.4m wide. The tower is designed to provide natural light to the Law Library below.

The forecourt area contains grassed areas, a new café and walkways. Site works include various forms of paving, bitumen and gravel surfaces and installation of irrigation (drip fed) pipes from harvested stormwater. Other general site works include wall seating around lawns, benches, installation of lamps and skylights.

Upgrade of Barff Road

The proposal includes the upgrade of Barff Road (owned by the University of Sydney) to be reconfigured for two-way traffic providing access to the new basement car park at the Law Building. The proposal includes providing a new vehicular access directly from City Road to Barff Road, which involves the construction of a new signalised intersection at City Road (subject to separate application).

It is proposed to maintain a pedestrian-only zone between the Law Building and Victoria Park through the use of bollards on Barff Road that separate the north-eastern and south-eastern points to the basement car park. The bollards can be removed for emergency vehicle access and service vehicles to the loading areas.

Extension/Augmentation of the Physical Infrastructure/ Utilities

The proposal includes the extension and augmentation of existing water, electricity and sewer facilities. The existing Campus stormwater mains contained on the site will be removed. An existing stormwater main, which runs within Barff Road would be retained and where affected by the proposal at the eastern side of the site, diversion works will be required. New stormwater drainage from the site will be separated into different systems – stormwater run off system and rainwater reuse system.

The proposal will be served by electricity supplied by Energy Australia's 11kV network around the Campus. A new basement chamber substation is to be located in the northwest corner of Basement Level 1. A sewage pipe has been disconnected, diverted and relocated towards the eastern side of the site along Barff Road in accordance with the approval for demolition and excavation works. All redundant gas pipe work within the site has been removed in accordance with the approval for demolition and excavation works and the incoming supply capped off for reconnection to the new development. Should the existing connection be insufficient in size, a new mains connection will be required.



Figure 3. Artist's Impression of the proposed development fronting Victoria Park



Figure 4. Artist's impression of forecourt



Figure 5. Artist's impression of forecourt in relation to Faculty and Teaching Buildings

4 STATUTORY CONTEXT

4.1 Major Project

On 25 October 2005, the project was declared to be a Major Project by *State Environmental Planning Policy (Major Projects) 2005* because it is development for the purpose of teaching or research (including universities) that has a capital investment value of more than \$30 million (educational facilities) (Schedule 1, clause 20).

4.2 Permissibility

The proposed site is zoned Educational Establishment (Zone No. 5) under the *South Sydney Local Environmental Plan 1998* (SSLEP 1998). The proposed development is permissible with development consent under this zoning.

4.3 Minister's Approval Power

The Department has exhibited the Environmental Assessment (EA) in accordance with section 75H (3) of the Environmental Planning and Assessment Act, 1979, as described in section 5, below. The project is permissible and meets the requirements of the Major Project SEPP. Therefore, the Department has met its legal obligations and the Minister has the power to determine this project.

4.4 Environmental Planning Policies

The assessment of the proposed development is subject to the following environmental planning instruments and strategies:

4.4.1 *State Environmental Planning Policy (Major Projects) 2005,*

The MP SEPP applies to the site as discussed in Section 4.1 of this report.

4.4.2 *State Environmental Planning Policy No. 11 – Traffic Generating Developments,*

The aim of SEPP 11 is to ensure that the traffic authority is made aware of given an opportunity to make representations in respect of development referred to in Schedule 1 or 2.

The development is considered to be a Schedule 1 development under SEPP 11 as it is development for the purpose of or being:

- (i) *educational establishments accommodating 50 or more students or the enlargement or extension of existing educational establishments to accommodate an additional 50 or more students.*

The MP was referred to the RTA under the provisions of Schedule 1 of SEPP 11 and was considered at the Sydney Regional Advisory Committee (SRDAC) on 18 January 2006. Below are the Committee's recommendations and advisory comments which have been imposed as conditions of consent, where relevant:

- a detailed traffic management plan should be undertaken and submitted to Council for approval prior to the issue of a construction certificate;
- the occupation certificate should not be issued until the proposed signalised intersection at Barff and City Roads is fully constructed and operational;
- the proposed underground basement car park should be fully constructed and operation prior to the proposed prohibition of on-street parking;
- compliance with the relevant Australian Standards.

4.4.3 *State Environmental Planning Policy No. 16 – Tertiary Institutions,*

The aim of SEPP 16 is to ensure that where development for the purposes of a particular class of tertiary institution is allowed (either with or without development consent), development for the purposes of any other class of tertiary institution is allowed but only with the development consent of the consent authority. The proposed development is permitted under SEPP 16.

4.4.4 *State Environmental Planning Policy No. 55 - Remediation of Land,*

The aims and objectives of SEPP 55 are to provide a state-wide planning approach to contaminated land remediation. SEPP 55 restricts consent authorities from issuing consent for development on land that may be contaminated. Consent may be granted if the consent authority is satisfied that the land is suitable for development or would be suitable if appropriate remediation were undertaken. See Section 6.8 of this report.

4.4.5 *South Sydney Local Environmental Plan 1998*

The site is zoned Zone No. 5 – Educational Establishments under the South Sydney LEO (SSLEP) which aims to allow a range of community and civic uses for purposes undertaken by public authorities and institutions on the LGA. The proposed development is consistent with the provisions of this zone and is permissible within the zone.

4.4.6 *South Sydney Development Control Plan 1997 - Urban Design*

The purpose of this DCP is to provide detailed design and environmental standards, illustrate the urban development objectives embodied in South Sydney LEP 1998, and achieve a high quality built environment with the proper balance between development, conservation and environmental sustainability.

4.4.7 *South Sydney Development Control Plan 11 – Transport, Guidelines for Development*

See Section 6.2 of this report regarding car parking.

4.4.8 City of Sydney Access Development Control Plan 2004

The above DCP aims to provide non-discriminatory, equitable and dignified access for all people who use the City of Sydney, regardless of disability. The DCP states that all new development must comply with the relevant legislation and controls relevant for disabled access – the *Disability Discrimination Act (DDA) 1992*, the *Draft DDA Disability Standard on Access to Premises* and the relevant BCA and Australian Standards.

The EA was accompanied by an Access Report that stated that the proposed development complied with the abovementioned controls. A standard condition of consent has also been imposed to ensure compliance with these controls.

4.4.9 South Sydney Heritage Conservation Development Control Plan 1998

A Heritage Impact Study was submitted with the EA.

The Department has considered the proposed project against the objectives and aims of these instruments, and is satisfied that the proposed project, subject to the implementation of the recommended conditions of approval, is generally consistent with the provisions of these instruments (refer to **Appendix D**).

4.5 Approved Development Consents

4.5.1 Stage 1 Master Plan DA

Stage 1 DA was approved by Council on 7 June 2005 and as modified on 21 July 2005 granted consent to the public domain upgrade of both campuses, and the USYD Central and Law building projects as follows:

- site selected for each project;
- functions and/or uses proposed to be developed;
- vehicular access and car parking arrangements within the project sites; and
- building envelopes including size and massing of proposed built form.

Relevant conditions of consent that apply to the subject major project application require:

- the proposed building to be completely within the approved building envelope, including plant room, and provide an appropriate relationship with the neighbouring buildings and as viewed from Victoria Park;
- eastern alignment of the Barff Road building shall be setback to provide a more appropriate relationship with the established setbacks of surrounding buildings, in accordance with revised Law Building envelope drawings received by Council on 7 April 2005;
- the detailed design of all buildings within the Faculty of Law Project shall achieve design excellence; result in a building with an elevation with a continuous length in the order of 40 meters; preserve prominent view lines and vistas, particularly from Victoria Park to key buildings within the Campus; provide an appropriate visual and physical connection between the site and Victoria Park; provide an appropriate height relationship and transition between the Fisher Stack and Carlaw Building, particularly on Barff Road; provide an appropriate and safe relationship between pedestrian and vehicle users of Barff Road; and provide an acceptable level of internal amenity to all habitable floors of the building (including natural light and ventilation where possible);
- enter into a Deed of Agreement regarding the removal of car parking spaces from the internal roads of the University;
- provide an archival recording of the Edgeworth David Building and the Stephens Roberts Lecture Theatre;
- provide an interpretation strategy and an archaeological assessment for parts of the campus as applicable;
- pay monetary contributions under Council's s94 Contributions Plan or alternatively provide works within Victoria Park to the same value;
- provide Council with a detailed landscaping plan for approval;

- have full compliance with all applicable environmental planning instruments;
- provide a traffic and pedestrian study; and
- provide a stormwater management plan.

These requirements have been addressed in the subject major project application or imposed as conditions of consent where relevant. Where considered relevant, some of these abovementioned requirements have been discussed in section 6 of this report, and conditioned in **Appendix A**.

4.5.2 Demolition and Excavation DA

Council approved a DA in December 2005 for the Faculty of Law project for demolition of existing buildings and structures, tree removal and excavation of the site. Works are currently being undertaken on the site in accordance with this consent.

5 CONSULTATION AND ISSUES RAISED

The EA was advertised in the Inner Western Suburbs Courier on 2 May 2006 and publicly exhibited at the following locations between 3 May and 1 June 2006 in accordance with Section 75H(3) of the Act:

- Department of Planning, Information Centre, 23-33 Bridge Street SYDNEY;
- City of Sydney Council, Town Hall House, 456 Kent Street SYDNEY; and
- University of Sydney, Building A14 – Main Quadrangle, Camperdown Campus, Cnr Science Road and University Place.

The EA was also placed on the Department of Planning's website.

In response to the public exhibition of the EA, the Department received a total of six (6) submissions from agencies, as outlined below.

5.1 Public Authorities

5.1.1 Heritage Council of NSW

The Heritage Office raised no objection to the proposed development however, provided the following comments:

- the University site is not currently listed on the State Heritage Register although has been identified as being of State significance and the Heritage Office expects it to be considered for placement on the State Heritage Register;
- a s140 Archaeological Permit application for the proposed excavation work was approved by the Heritage Council on 20 June 2005; and
- a condition be included in this consent requiring the proponent to comply with all conditions of this s140 approval.

Relevant conditions of consent have been imposed to address these issues, where relevant.

5.1.2 Sydney Water Corporation

The Sydney Water Corporation raised the following:

- the developer is required to obtain a Section 73 Compliance Certificate from Sydney Water;
- a watermain, currently decommissioned, is located on the site and Sydney Water is considering decommissioning this watermain for future use; and
- the proposed development does not make adequate provision for the instalment of the future watermain if required which would require Sydney Water's approval.

Relevant conditions of consent have been imposed to address these issues, where relevant.

5.1.3 City of Sydney Council

Council advised that the proposal is generally in accordance with the Stage 1 approval granted by Council on 7 June 2005 however raised the following matters:

- condition 19 of this consent (referring to the proposed works to Victoria Park Gates) is yet to be approved by Council and a condition of consent should be included in this approval to ensure that no works are to commence for this consent until satisfaction of this condition;
- condition 6 regarding a Heritage Interpretation Study has not been submitted to Council and should be conditioned such that one is prepared and submitted prior to the commencement of construction work; and
- the proposed Place of Public Entertainment (POPE) requires separate approval under Section 68 of the Local Government Act.

Relevant conditions of consent have been imposed to address these issues, where appropriate.

5.1.4 NSW RTA

RTA made the following comments:

- a detailed traffic management plan should be undertaken and submitted to Council for approval prior to the issue of a construction certificate;
- the occupation certificate should not be issued until the proposed signalised intersection at Barff and City Roads is fully constructed and operational; and
- others relating to compliance with Australian Standards.

Relevant conditions of consent have been imposed to address these issues, where relevant.

5.1.5 Department of Lands

The Department of Lands made the following comments:

- as Victoria Park is partly Crown land, any development by the Proponent will require owner's consent from the Department of Lands; and
- concerned with the design quality, overshadowing and its relationship with Victoria Park.

The Department considered that the proposed development will not adversely affect Victoria Park.

5.2 Public Submissions

One (1) submission was received from the public. The public submission raised concern in relation to views and vistas to Victoria Park from within the University campus that would potentially be lost by the proposed development. The Department has considered views and vistas in its assessment of the proposed development and does not consider that the proposed development adversely affects any important views and vistas within the University. The approved Stage 1 DA provides for a building in the proposed location hence will alter views or vistas contemplated by the broader Stage 1 approval. This approval does not give approval for any works to be undertaken in any part of Victoria Park.

A summary of these submissions can be found in **Appendix D**. Key issues are discussed below and where relevant, in detail in Section 6, below.

6 ASSESSMENT OF ENVIRONMENTAL IMPACTS

Key issues raised submissions and/or identified during assessment included:

6.1 Non-Compliance with the Stage 1 DA – Building Envelopes

Issue: The proposed development has minor non-compliances with the building envelopes approved in the Stage 1 DA.

Raised by: Department of Planning

Consideration: Condition 3 of Council's Stage 1 development consent states:

"The building envelopes, as modified by the following conditions, are only approved on the basis that the ultimate building design, including all plant and services, will be entirely within the approved envelope and provide an appropriate relationship with the neighbouring buildings and as viewed from City Road and Victoria Park".

The proposed development encroaches on the building envelopes approved in the Stage 1 DA to a minor degree. Building non-compliances compared to approved Stage 1 DA envelope are as follows:

- A continuous roof ventilation element on the north-west part of the building on the Forecourt side - well set back from the Victoria Park facade - is 0.7 m higher. (Refer EA report section 171.203 and elevation 171.201, dated 23-9-05);
- Teaching building roof is stepped up 0.2m higher behind parapet zone. It is noted that the parapet is still aligned with the Eastern Avenue Auditorium and the Lecture Theatre Complex (Refer EA Report Appendix B, 16 March, section B); and
- Adjacent to the lift overrun, well set back from the Eastern Avenue façade, between grids 10-11, a part of the roof on top of the atrium is 18.50.

The intent of Council's Stage 1 approval was to achieve an appropriate scale with adjacent built forms and to create a relationship with the streetscape. The proposed non-compliances extending beyond the approved building envelope is not considered to alter the predominant scale of the approved building envelope and still achieves the objectives of the original consent. Additionally, Council raised no objection to the proposed development.

The non-compliances of the maximum RLs of the proposed development are as follows:

Approved RLs in the Stage 1 DA are: Faculty Building: RL 58.64; Teaching Building RL 49.21 for lift overrun, RL 47.71 for rest of building.

Proposed RLs for development are: Faculty Building: RL 58.64 – with the exception of the roof ventilation element above – RL 59.40; Teaching Building RL 49.21 RL 48.50 for rest of building.

Resolution: The abovementioned non-compliances are considered to be of minor nature and however do not result in any significant environmental impacts.

Upon Council's request, a condition of consent has been imposed requiring a report to be prepared by a suitably qualified person demonstrating the adequacy of the proposed mechanical plant atop the building so that the overall height of the building does not increase as a result of having to install additional plant at a later stage.

6.2 Car Parking

Issue: The Stage 1 DA approved the removal of car parking spaces from the internal roads of the University equivalent to the number of car parking spaces provided within the proposed development.

Raised by: Department of Planning

Consideration: Condition 11 of the Stage 1 DA consent required the precise details to be submitted as part of the Stage 2 DA to demonstrate that there is no net

increase in the number of on-site parking spaces within the University as a result of the proposed basement car parking. The EA submitted by the Proponent showed that the car park in the proposed development could capacitate 420 car parking spaces, which were to be taken from the University grounds. The EA did not demonstrate that this did not result in a net increase within the University.

Condition 10 of the Stage 1 DA consent further required the Proponent to enter into a Deed of Agreement with Council requiring the timely removal of car parking spaces from the internal roads of the University.

Council confirmed via email dated 21 August 2006 that the Deed of Agreement refers to 420 car parking spaces in the basement of the proposed Law Faculty Building. The number of car parking spaces within the proposed development was later reduced to 419.

Resolution: The Department is satisfied that the proposed development will not increase car parking provisions within the University.

A condition of consent has been imposed such that the car parking spaces located within the internal roads of the Subject Site and approved by Council for relocation equivalent to the number of car parking spaces provided within the new Faculty of Law Building car park as approved by this consent, must be removed in accordance with the Deed of Agreement pursuant to Condition 10 of DA 2004/655/A.

6.3 Section 94 Contributions

Issue: Section 94 contributions applicable to the current application.

Raised by: Council

Consideration: The approved Stage 1 consent included a condition requiring future Stage 2 consents be subject to monetary contributions towards to cost of providing facilities amenities pursuant to Section 94 of the EP&A Act and South Sydney City Council Section 94 Contributions Plan 1998. This amount is \$235,088.85 as required under the condition and based on the estimated future population of the site including number of "workers" as well as students.

The Proponent advised that Sydney City Council and the University of Sydney are entering into a Voluntary Planning Agreement (VPA) in the value of \$235,088.85 for the purpose of satisfying the Stage 1 consent. The VPA is currently on exhibition pursuant to the EP&A Act. Although this condition would be satisfied once the VPA is exhibited under the Act, Council officers have requested that the Department include a condition in this consent requiring the s94 contributions condition be satisfied prior to construction.

The Department considers that this will have adverse implications on the construction schedule of the development. Further, the University of Sydney, being the Crown under the Act, could be self certified for the purpose of issuing construction certificates. Therefore, it is recommended that such condition is worded requiring the satisfaction of the S94 contributions (or VPA to the satisfaction of Council).

Resolution: A condition is recommended requiring satisfactory arrangements in relation to S94 contributions prior to occupation.

6.4 Owners Consent

Issue: Owner's consent from Department of Lands is required for development of the adjoining at Victoria Park (D500443).

Raised by: Department of Lands

Consideration The Department of Lands advised the following:

: *Victoria Park is partly Crown land. Lot 7035 DP 1051257 adjacent to the development site is reserved Crown land, being dedication 500443 for public recreation gazetted 21 October 1884. In accordance with the Crown Lands Act 1989, the Victoria Park Reserve Trust has care control and management of reserve D500443 and the Council of the City of Sydney manages the affairs of the trust. Any development (eg service works, new pathways) by the Proponent on D500443 will require the Department of Lands to grant owner's consent to the lodgement of the development application with Council.*

Resolution: The proposal does not include any works relating to any parts of Victoria Park. However, in order to address the Department of Land's concerns a condition is recommended stating that the approval does not give consent for any works to be undertaken in any part of Victoria Park.

6.5 Design Quality

Issue: Design quality and built form of the proposed development.

Raised by: Department of Lands, Public submission

Consideration: The Department of Lands has raised concerns regarding the relationship of the development to Victoria Park in terms of overshadowing, impact on the park, etc.

The public submission raised concern in relation to views and vistas to Victoria Park from within the University campus that would potentially be lost by the proposed development.

The University is exposed to the public along a shared boundary with Victoria Park. The Proponent has stated that presently, a series of blank walls and service and delivery areas are present along this interface from the existing buildings. The proposed development aims to improve this relationship by addressing the design quality and built form of the building to the Victoria Park interface. The Proponent states that this will be achieved as the proposal's forecourt links the Anderson Stuart Building and Eastern Avenue with the proposal as well as stairs leading to Victoria Park. A lawn is also proposed between the proposed building and Victoria Park.

When viewed from Victoria Park (see **Figure 6** below), the proposed building will not have an adverse impact on the locality and sits within the height context of the two adjoining buildings. The use of materials reduce the visual presence and bulk of the proposed building when viewed from Victoria Park. Although the proposed building has minor non-compliances with the building envelopes approved in Stage 1 DA (see Section 6.1 above), the articulation of the buildings into a series of individual elements reduces the overall visual bulk of the development. The façade of the Faculty Building, podium and law library as seen from Victoria Park is predominantly glass with various operable and fixed louvers allowing an open and interesting façade at this side of the development. The varied facades include operable timber louvers, operable aluminium louvers, fixed precast louvers and clear glazing and provide a varied alternative to the façade of the adjoining Fisher Library Book Stack, with its dark bronze colour appearance.

The Department has considered both the views and vistas from and into the University Campus and also the relationship of the proposed building to Victoria Park. The Department does not consider that the proposed development adversely affects any important views and vistas within the University and concludes that the proposed building will not have an adverse impact on Victoria Park in terms of overshadowing or use of the park.

Resolution: The Department considers that the proposed building will activate the built edge to Victoria Park and will enable through site links from the campus to Victoria Park.



Figure 6. – View of proposed building in context of surrounding buildings as viewed from Victoria Park

6.6 Landscaping

Issue: The landscaping plans submitted to accompany the EA do not adequately address the requirements of Condition 20 of the Stage 1 Master Plan consent.

Raised by: Department of Planning

Consideration: Condition 20 of the Stage 1 Master Plan consent stated that a detailed landscape plan must be approved by Council and lodged with the future Stage 2 Development Application/s and a series of requirements be adequately addressed at the construction certificate stage or incorporated into construction management requirements, Operational Management Plan or general long-term maintenance schedule.

Landscaping plans were submitted as part of the EA however no operational management plan or maintenance schedule was submitted.

Resolution: Accordingly, this condition has been imposed on the consent.

6.7 Archival Record of Surrounding Buildings

Issue: Archival record of surrounding buildings.

Raised by: Department of Planning

Consideration: Condition 15 of the Stage 1 Master Plan consent requires the submissions of an archival recording of the Edgeworth David Building and the Stephen Roberts Lecture Theatre for deposit in both the City of Sydney Archives and the University of Sydney Archives.

Council advised in their submission to the Department in 31 May 2006 that an Interpretation Strategy has not been submitted by the Proponent as part of this application. Council recommended that this Strategy be submitted to and approved by Council prior to the commencement of construction works associated with the new building.

Resolution: A condition of consent has been imposed to ensure compliance with this condition.

6.8 Land Contamination

Issue: Minor contamination of the site.

Raised by: Department of Planning

Consideration: The EA report states that the Demolition and Excavation DA (approved by Council in December 2005) revealed that minor contamination on the site was found in the form of chrysotile asbestos and polycyclic aromatic hydrocarbon and/ or benzo(a)pyrene – commonly found in soot, shale oils and petroleum oils is likely to be remnant from previous uses of the site.

The above DA indicated that the University would undertake appropriate action for the removal of contaminated land allowing for the appropriate safety and hazard guidelines of SEPP 55. Complete remediation of the site would occur prior to any construction and will be managed in accordance with relevant standards and health regulations and will involve implantation of a Remedial Action Plan (RAP). Land remediation works are in progress as part of the demolition and excavation works.

Resolution: A condition has been imposed on the consent requiring the Proponent to submit to the Certifying Authority a Remedial Action Plan and a Hazardous Materials Survey. Upon completion of the remediation works on the site the Proponent is required to submit a detailed Site Audit Summary Report, Site Audit Statement and Validation Report verifying that the land is suitable for the proposed uses.

6.9 Other Matters

6.9.1 Public Benefits and the Public Interest

The proposal is considered to provide many public benefits summarised below and is in the public interest.

- it will consolidate student services and library resources for the Faculty of Law thereby addressing constraints currently affecting their daily operational efficiency;
- it will ensure equity of pedestrian access and access to public transport;
- it will provide a world class environment for tertiary education; and
- it will encourage the integration of surrounding land uses.

6.9.2 Suitability of the Site

The site is considered suitable for the proposed development for the following reasons:

- the facility is considered compatible with the locality;
- surrounding development poses little constraint to development of the site and the potential for future land use conflict is low;
- development will not lead to unmanageable traffic or transportation demands.

7 CONCLUSION

The Department has assessed the EA and considered the submissions on the proposal. The key issues raised in submissions related to the design of the building, car parking, section 94 contributions and the relationship of the proposal to Victoria Park. The Department has considered these issues and a number of conditions are recommended to ensure the satisfactory addressing of these issues and minimal impacts as a result of the proposal.

The proposed facility will improve the operating efficiency of the University as well as contribute to the improvement of pedestrian circulation between campuses. On these grounds, the Department considers the site to be suitable for the proposed development and that the project is in the public interest. Consequently, the Department recommends that the project be approved, subject to conditions of approval.

The University of Sydney is a Crown authority and as such does not require a Certifying Authority to issue Construction Certificates.

8 RECOMMENDATION

It is recommended that the Minister for Planning pursuant to Part 3A of the Environmental Planning and Assessment Act, 1979:

- (A) **approve** to the project as described in the Proponent's Environmental Assessment including plans and documents and the Statement of Commitments (Appendix B), subject to the Conditions of Approval (Appendix A) by signing and dating the Determination of Major Project **tagged 'A'**, and
- (B) authorise the Department to carry out post-determination notification.

For Ministerial Approval;

Prepared by:

Endorsed by:

Verity Humble-Crofts
Environmental Planner
Coastal Assessments

Michael Woodland
A/Director
Urban and Coastal Assessments

Izlem Boylu
Team Leader
Urban Assessments

APPENDIX A. CONDITIONS OF APPROVAL

APPENDIX B. STATEMENT OF COMMITMENTS

USYD Faculty of Law building

Statement of commitments

(source: ENVIRONMENTAL ASSESSMENT)

Section 75F(6) of the EP&A Act states that 'the Director-General may require the proponent to include in an environmental assessment a statement of the commitments the proponent is prepared to make for environmental management and mitigation measures on the site.' In accordance with this requirement, the section provides the commitments for environmental mitigation, management and monitoring for the proposal.

1.0 Mitigation measures

The following table provides a consolidated summary of the mitigation measures recommended in this EA and timing of mitigation measures. These measures form the proponent's draft statement of commitments for environmental mitigation, management and monitoring for the proposal.

Mitigation/Management Measures	Timing
General Management Plans	
Construction Traffic Management Plan	Before construction
Operational Management Plan	Before operation
A HRV Management Plan	Before operation
Erosion and Sediment Control Plan	Before construction
Waste Management Plan	Before construction and operation
Stormwater Operational Management Plan	Before operation
Compliance with Stage 1 Conditions of Consent (Condition 20)	
Details of planting procedure and maintenance	
Details of drainage and watering systems	All before construction
Details of protection plan for all retained trees	
Transport and Access	
Obstructions such as structural beams and roof-mounted services do not reduce the available headroom clearance above disabled spaces to less than 2,500 mm;	Before construction
The circulation route from the car park entrance to each disabled space to require a minimum headroom clearance of 2200 mm and 2500mm over the car spaces to comply with of AS2890.1	Before construction
The development shall comply with Parts D3,	

F2,4, E3.6, of the BCA and Council's Access DCP;

Before construction

Details of how construction vehicle access will be managed would be detailed after DA approval by a Construction Traffic Management Plan. However, it is expected that stop/go traffic controllers would control vehicle access and pedestrian flows at Barff Road and that vehicle access would be restricted to left in / left out at City Road.

Before and during construction

A detailed assessment of construction traffic impacts would be undertaken as part of the detailed CTMP.

Issues to be considered include:

- Operation of site access intersections with the external road network;
- Turning path requirements for construction vehicles; and
- Management of pedestrian/vehicle crossing locations.

It is considered that each of the above issues can be satisfactorily addressed with appropriate management measures.

The proposed construction vehicle access route to Parramatta Road is currently utilised by each of the vehicle types likely to access the Faculty of Law building works site. The Barff Road intersection design during construction activities will need to take into account the vehicle turning path requirements of an articulated vehicle.

The provision of construction vehicle access at Parramatta Road and City Road would allow the majority of construction vehicles to enter and exit the site via the access with the peak period contra flows, namely:

- Parramatta Road westbound in the AM peak; and
- City Road eastbound in the PM peak.

This would allow the implications of construction vehicle activity on peak period traffic flows on the external road network to be minimised.

Pedestrian / vehicle conflicts may be addressed with the provision of dedicated pedestrian crossings, stop/go traffic controllers and hoarding.

Heritage

The renaming of a building along Eastern

During operational phase

Avenue to the Stephen Roberts Building

The continuation of the function of the Stephen Roberts Theatre through the provision of a readily identifiable new lecture theatre of similar size within the Faculty of Law Project

During operational phase

The recreation of the Stephen Roberts Theatre foyer space as a student lounge space with a large glazed wall overlooking Victoria Park at approximately the same location and level

Before construction

The occupants of the Edgeworth David Building are to be relocated into the nearby Madsen Building to join their colleagues in a consolidated School of GeoSciences. The refurbishment works, as a result of the creation of the consolidated School of GeoSciences, will include an exhibition of the history of the School in the Edgeworth David Building

Before construction and in accordance with School of Geoscience refurbishment schedule

Relocation of the Foundation Plaque of the Edgeworth David Building to the Madsen Building Forecourt

During operational phase

Topography, Geology and Soils

Disturbed areas would be stabilised as soon as possible following completion of works

After construction

Stockpiles would be covered or stabilised to prevent transport of sediment from the worksite

During construction

Sediment control devices such as silt fences would be installed on all drainage lines downstream in the vicinity of the work sites

During construction

At the completion of construction and stabilisation of the land surface, all stormwater control devices would be removed

After construction

Outdoor construction works would not take place during or immediately after high intensity or prolonged rainfall

During construction

All roads and footpaths affected by construction would be kept free of all wastes, loose sand, soil and clay deposits

During construction

Drainage and Hydrology

All chemicals to be stored in a suitably bunded area according to the relevant Australian Material Safety Data Sheet

During construction and operation

Appropriate disposal of any contaminated water in accordance with DEC waste management guidelines

During construction and operation

Details of stormwater reuse system should be provided and a Stormwater Operational Management Plan incorporated into the Operational Management Plan and include, but

Before construction

not limited to, tank type, estimates on volume of water to be harvested, intended end use, dual reticulation drawings, overflow provisions and pumping requirements and measures outlined in the monitoring program.

Refer also to measures outlined in topography, geology and soils, hazards and risks and stormwater quality monitoring program.

Air Quality and Microclimate

Trenching and pipe laying works would be undertaken progressively to minimise the area that is disturbed at any one time, backfilled and stabilised as soon as practicable	During construction
All disturbed surfaces would be stabilised as soon as practicable	During and after construction
Equipment would be well maintained.	During construction
Where excavated soils is to be reused (or imported soil) and temporarily stored on site the stockpile would be covered or watered down to prevent movement and disturbance from wind	During construction
Reflectivity of the glazing on the middle section of the top of the east-facing aspect of the proposed development is limited to 8% to the satisfaction of the Reflectivity Consultant.	Prior to construction

Noise and Vibration

Machinery would be well maintained and to assist in minimizing noise levels	During construction and operational phase
Appropriate OH&S procedures and protective equipment would be in place	Before construction
Mobile machinery such as bobcats, forklifts and diesel operated generators would be fitted with mufflers and other silencing equipment as far as practicable	Before/during construction
All entry and departure of heavy vehicles to and from the site would be restricted to the nominated construction hours	During construction
The use of sirens and horns from all machinery and vehicles are to be avoided as far as practicable in the vicinity of the work area	During construction
The operation of construction equipment would generally occur between Monday to Sunday 7am- 6pm	During construction
A customer complaint resolution policy would be developed and be followed to address complaints and inquiries from customers	Before construction
Nearby noise receivers would be informed in advanced of noisy construction activities	Before construction

Socio-Economic

The general community will have the opportunity to register interest, view the EA and write a submission through the Department of Planning 30-day submission period	Before construction
Communities and faculties as affected by the proposal will be provided with targeted information in relation to the construction timetable and identification of potential impacts	Before/during construction

Waste Minimisation and Management

A waste management plan would be developed in accordance with Section A of City of Sydney Policy for Waste Minimisation in New Developments	Before construction
The proposal be benchmarked against the Green Building Council of Australia's Australian Building Greenhouse Rating scheme (ABGR) and projected to achieve the equivalent of a four star rating.	Before construction
Waste storage areas would be undercover and drained to sewer	During construction and operational phase
Appropriate waste handling equipment to allow adequate space for onsite separation, storage and manoeuvring of waste prior to collection and transport	During construction and operational phase
Space would allow for the storage of containers of at least three waste streams – recovered waste (for reuse or recycling), residual waste (for disposal or alternative waste technology) and hazardous waste (wastes that are toxic, corrosive, flammable, explosive or reactive)	During construction and operational phase
A separate storage area would be designed for liquid wastes (oils, chemicals etc) that would be bunded and drain to grease traps. Liquid wastes from grease traps must only be removed by a licensed contractor approved by the relevant water authority or NSW DEC	During construction and operational phase
Adequate space for bulky items would be provided	During construction and operational phase
A separate storage and collection area for hazardous/special wastes would be provided	During construction and operational phase
Waste storage areas and wash down areas would have smooth, impervious floors, be graded to a silt trap and connected to the sewer	During operational phase
Wastewater (from cleaning the waste storage areas and bins) would be prevented from entering the stormwater reuse system phase	During operational phase
Detailed design would required provisions would	During operational phase

be made to prevent waste water, liquids, solid waste and debris from entering stormwater gravity drains	During construction and operational phase
WorkCover NSW requirements for the storage of dangerous goods would be complied with	
The waste storage areas would be developed so as to not compromise fire safety objectives by having adequate fire protection measures in accordance with Australian Standards	During operational phase
Design of the storage area would require appropriate security access measures to prevent entry to the waste storage areas, scavenging, vandalism and illegal dumping. Measures could include lockable gates	During construction and operational phase

Hazards and Risks

Spill response kits and other spill absorbents and containment products would be available on site to contain any spill events	During construction and operational phase
Construction crews to undertake relevant OH&S and site induction programs	Before construction
All chemicals to be stored in a suitably bunded area according to the relevant area according to the relevant Australian Standards and Material safety Data Sheet	During construction and operational phase
Appropriate work cover certificates would be obtained where required	Before construction
Separate chemical and fuel storage area with appropriate signage	During construction and operational phase
Appropriate signage indicating stormwater reuse water and non-drinking water above taps where applicable	Before construction
All installations be in accordance with in the most recent edition of the NSW Code of Practice for Plumbing and Drainage	During construction
Irrigation is to be by drip-feed irrigation pipe so as to avoid direct spray irrigation	During operation
The University undertake a systematic inspection to test operation of the non-return valves by pressure testing and check for cross connections between the potable and stormwater supplies	During operation
Testing of irrigated soils for nitrogen and phosphorous loads	During operation
Provisions be made for backwash sludge to be discharged to the sewer network for further treatment	Before construction
A risk assessment identifying risks to	Before operational phase

stormwater quality from point and non-point sources and a pollution inventory kept

Following commissioning, the reuse treatment scheme should undergo a minimum one-month of quality assurance proof testing. The plant should be in full normal operation during this time except that reuse water should be diverted and not supplied to end-users

Before operation

Consultation with the NSW Department of Health be undertaken

Before construction

A stormwater quality-monitoring program to be undertaken for the Stormwater Operational Management Plan, which includes sampling of pre-treated and treated stormwater for the following parameters;

During operational phase

- Total Suspended Solids;
- Faecal Coliforms
- Total Nitrogen
- Total Phosphorous
- Oil and Grease;
- Lead;
- Zinc;
- Copper; and
- Chlorine residuals

A treatment level goal should be set and should this treatment goal not be reached, provision for automatic bypass of the treated stormwater with mains water is recommended, or application of the stormwater to non-trafficable areas only

Before and during construction

Utilities and Services

Liaison with Sydney Water in works within 'zone of influence' on Sydney Water assets

Before construction

Liaison with other utility and service providers (e.g. Energy Australia), to be consulted with and to confirm the location of existing services and utilities prior to construction commencing

Before construction

Liaison with other potentially affected faculties and communities to be notified in regards to timing of disconnections and connections

Before/during construction

Details of compliance with BCA and fire provisions as required to be addressed at building approval and occupation certificate stage

Before, during and after construction

2.0 Monitoring

Water Quality

Monitoring would be undertaken to ensure that stormwater management measures are working effectively during construction and operation. Monitoring would rely primarily on visual inspections and sampling. Visual inspection should be undertaken of onsite detention basins, sediment basins, pits, diversion and catch drains and all other stormwater conveyance structures. A general indication of frequencies for inspections is provided in the table below. An inspection log detailing the monitoring program would be kept.

Sample location	Collection mechanism	Frequency first six months	Frequency normal operation
On site detention tank	Grab sample and visual inspection	Every runoff event	First runoff event of any month
On site rainwater tank	Grab sample	Every runoff Event	Once monthly
Irrigated soils	Grab sample	Once monthly	Once monthly
Sediment basins	Visual inspection	Every runoff event	First runoff event of any month
Inlet pits	Visual inspection	Every runoff Event	First runoff event of any month
Overland flow paths	Visual inspection	Every runoff event	First runoff event of any month
Trafficable areas	Visual inspection	Every month	
Bunded areas	Visual inspection	Every month	
Other works areas, potentially contaminating stormwater and system operation testing	Visual inspection	Every month	

Notes:

- Runoff event must be sufficient;
- Inspect after 24 hour retention period (i.e. 24 hrs after runoff event);
- Sampling of rainwater reuse water to include Total Suspended Solids, Faecal Coliforms, Total Nitrogen, Total Phosphorous, Oil and Grease, Lead, Zinc, Copper and Chlorine residuals
- Sampling of irrigated soils to include Total Nitrogen and Total Phosphorous
- For every inspection undertaken, the date, time and ambient weather conditions would be recorded.

APPENDIX C. ENVIRONMENTAL ASSESSMENT

COULD BE PROVIDED AS A CD WHEN PRESENTED TO THE MINISTER

APPENDIX D. ENVIRONMENTAL PLANNING INSTRUMENTS CONSIDERATION

State Environmental Planning Policy No. 11 – Traffic Generating Developments

The aim of SEPP 11 is to ensure that the traffic authority is made aware of given an opportunity to make representations in respect of development referred to in Schedule 1 or 2.

The development is considered to be a Schedule 1 development under SEPP 11 as it is development for the purpose of or being:

- (ii) *educational establishments accommodating 50 or more students or the enlargement or extension of existing educational establishments to accommodate an additional 50 or more students.*

The MP was referred to the RTA under the provisions of Schedule 1 of SEPP 11 and was considered at the Sydney Regional Advisory Committee (SRDAC) on 18 January 2006. Below are the Committee's recommendations and advisory comments which have been imposed as conditions of consent, where relevant:

- a detailed traffic management plan should be undertaken and submitted to Council for approval prior to the issue of a construction certificate;
- the occupation certificate should not be issued until the proposed signalised intersection at Barff and City Roads is fully constructed and operational;
- the proposed underground basement car park should be fully constructed and operation prior to the proposed prohibition of on-street parking;
- compliance with the relevant Australian Standards.

State Environmental Planning Policy No. 16 – Tertiary Institutions

The aim of SEPP 16 is to ensure that where development for the purposes of a particular class of tertiary institution is allowed (either with or without development consent), development for the purposes of any other class of tertiary institution is allowed but only with the development consent of the consent authority.

A tertiary institution means a university, college of advanced education, teachers college, technical college or other specialist college providing formal education beyond secondary education and which is constituted by or under an Act.

The proposed development is permitted under SEPP 16.

State Environmental Planning Policy No. 55 – Remediation of Land

The object of this Policy is to provide for a State-wide planning approach to the remediation of contaminated land. SEPP 55 aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

SEPP 55 states that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The EA report states that the Demolition and Excavation DA (approved by Council in December 2005) revealed that minor contamination on the site was found in the form of chrysotile asbestos and polycyclic aromatic hydrocarbon and/ or benzo(a)pyrene – commonly found in soot, shale oils and petroleum oils is likely to be remnant from previous uses of the site.

The Statement of Environmental Effects accompanying the abovementioned DA indicated that the University would undertake appropriate action for the removal of contaminated land allowing for the appropriate safety and hazard guidelines of SEPP 55. Complete remediation of the site would occur prior to any construction and will be managed in accordance with relevant standards and health regulations and will involve implantation of a Remedial Action Plan (RAP)

Land remediation works are in progress as part of the demolition and excavation works.

A condition has been imposed on the consent requiring the Proponent to submit to the Certifying Authority a Remedial Action Plan and a Hazardous Materials Survey. Upon completion of the remediation works on the site the Proponent is required to submit a detailed Site Audit Summary Report, Site Audit Statement and Validation Report verifying that the land is suitable for the proposed uses.

South Sydney LEP

The site is zoned Zone No. 5 – Educational Establishments under the South Sydney LEO (SSLEP) which aims to allow a range of community and civic uses for purposes undertaken by public authorities and institutions on the LGA. The proposed development is consistent with the provisions of this zone and is permissible within the zone.

Clause 28 (Built environment design principles and master plans) of the SSLEP applies to this development as follows:

Clause 28	Comment	Compliance
reinforces and enhances the streetscape and character of the locality	The proposed built form and urban design enhance the views and vistas around the site and the design of the building fits into the surrounding context.	Yes
is compatible with the scale and design of neighbouring development	Proposed development reinforces the built form pattern along Eastern Avenue. When viewed from the adjoining Victoria Park, the proposed development is compatible with the scale and context of the adjoining buildings – the Carslaw Building to the south and the Fisher Library Stack to the north). Setbacks, materials and building articulation serve to reduce the visual presence and bulk of the proposed development when viewed from Victoria Park.	Yes
has been designed with adequate provision for the intended occupants, and those in the vicinity of the site of the proposed development, in terms of: (i) privacy, and	The proposal does not overshadowing or overbear the surrounding buildings or the surrounding streetscape of the development site. The proposal consists of varying facades including timber louvres, clear glazing and some operable louvres which	Yes

(ii) access to sunlight	allow access to sunlight.	
has been designed so as to be energy efficient in terms of natural:	The Proponent has stated that the proposal is projected to achieve the equivalent of a four star rating against the ABGR scheme.	Yes
(i) lighting, and		
(ii) ventilation, and		
(iii) heating and cooling		
establishes and enhances the public domain	The proposal includes a large square element as a forecourt which includes walkways, space for event and casual use and also a café in this forecourt area.	Yes
has been designed so as to preserve predominant view lines and vistas enjoyed from parks, reserves, roadways, footpaths and other areas of the public domain	All current views and vistas from Victoria Park have been maintained.	Yes
encourages complementary land uses and activities	The proposal is compatible with the surrounding land uses.	Yes

Previous Consents

The Stage 1 Master Plan was approved by Council on 7 June 2005. Another DA was approved on 6 December 2005 and gave approval for Stage 2 preparation works including demolition of the Stephens Roberts Lecture Theatre and Edgeworth David Building, bulk excavation of 72,800 sqm of spoil, removal of 56 trees, retention of 1 tree and relocation of 1 tree and removal of existing traffic related infrastructure. Both consents were subject to numerous conditions which required the submission of additional details as part of the Stage 2 DA for the Faculty of Law Building.

Stage 1 Master Plan

Condition	Compliance/Comment
<p>Condition (1) Development must be in accordance with Development Application No. D/2004/655 dated 8 June 2004 and drawings identified on pages 29-36, 41, 45-48, 52, 64, 66, and 75 to 79 within the University of Sydney Camperdown and Darlington Campuses Stage 1 Development Application Statement of Environmental Effects and drawings compiled and prepared by Taylor Cullity Lethlean on behalf of the University of Sydney, New South Wales Final Copy Issue and dated 20 May 2004 and as modified by the revised Law Building envelope drawings submitted to Council on 7 April 2005 numbered LAW-01 – LAW-04 prepared by Francis-Jones Morehen Thorp dated 3</p>	<p>All Stage 1 DA drawings have been complied with except envelope drawings.</p> <p>Building non-compliances compared to approved Stage 1 DA envelope are as follows:</p> <ul style="list-style-type: none"> • North-east corner of the Faculty Building extends 1.5 m further north on Level 4 to Level 7. (Refer Appendix B, 16 March, diagram Building Envelope 02, Upper levels) • Light Tower is located 1 m further east. (Refer Appendix B, 16 March, diagram Building Envelope 02) • New bridge linking the Teaching Building with Eastern Avenue Auditorium and Lecture Theatre Complex on Level 4 and 5. (Refer

February 2005.

Appendix B, 16 March, diagram Building Envelope 02)

- Teaching Building roof is stepped up 0.2 m higher behind parapet zone. Note that parapet is still aligned with Eastern Avenue Auditorium and Lecture Theatre Complex. (Refer Appendix B, 16 March, section B)
- A continuous roof ventilation element on the north-west part of the building on the Forecourt side - well set back from the Victoria Park facade - is 0.7 m higher. (Refer section 171.203 and elevation 171.201, dated 23-9-05).

The Department has assessed the extent of the building envelope non-compliances and has concluded that the proposed development encroaches on the building envelopes to a minor degree and does not result in any significant environmental impacts.

The intent of Council's approval of the building envelope subject to all plant and services be contained within sought to achieve an appropriate scale with adjacent built forms and to create a relationship with the streetscape. The proposed plant room extending above the approved building envelope will not alter the predominant scale of the approved building envelope and still achieves the objectives of the original consent.

The additional height required for the plant room is considered acceptable. A condition of consent has been imposed requiring a report from a suitably qualified person to be prepared demonstrating the adequacy of the proposed mechanical plant atop the building to ensure that the overall height of the building does not increase as a result of having to install additional plant at a later stage.

Condition (3)

The building envelopes, as modified by the following conditions, is only approved on the basis that the ultimate building design, including all plant and services, will be entirely within the approved envelope and provide an appropriate relationship with the neighbouring buildings and as viewed from Victoria Park.

The proposed building has minor non-compliances with the approved building envelopes. See assessment above.

Condition (4)

The eastern alignment of the Barff Road building shall be setback to provide a more appropriate relationship with the established setbacks of surrounding buildings, in accordance with revised Law Building envelope drawings received by Council on 7 April 2005.

The proposed building is considered acceptable with this requirement.

Condition (5)

The detailed design of all buildings within the Faculty of Law Project shall:

- a) Achieve design excellence;
- b) Result in a building with an elevation with a continuous length in the order of 40 metres;
- c) Preserve prominent view lines and vistas, particularly from Victoria Park to Key buildings within the Campus;
- d) Provide an appropriate visual and physical connection between the site and Victoria Park;
- e) Provide an appropriate height relationship and transition between the Fisher Stack and Carslaw Building, particularly on Barff Road;
- f) Provide an appropriate and safe relationship between pedestrian and vehicle users of Barff Road; and
- g) Provide an acceptable level of internal amenity to all habitable floors of the building. Where possible, natural light and ventilation should be provided.

The proposed building is considered acceptable with this requirement.

See Section 6.2.3 of the Planning Report for an assessment of the views and vistas from the site into Victoria Park.

Condition (10)

The applicant shall enter into a Deed of Agreement with the Council which requires the timely removal of car parking spaces from the internal roads of the University equivalent to the number of car parking spaces provided within the new Faculty of Law Building. This Deed shall be entered into at the applicants expense, prior to the determination of any future Stage 2 Development Application, shall require a bond vale of \$1,000 per car parking space, shall be to the satisfaction of Council, and shall include such other provisions as the General Manager determines appropriate to give effect to this condition. This condition is fundamental to the granting of this development consent, and shall be effective prior to commencement of works.

Condition 11 of the Stage 1 DA consent required the precise details to be submitted as part of the Stage 2 DA to demonstrate that there is no net increase in the number of on-site parking spaces within the University as a result of the proposed basement car parking. The EA submitted by the Proponent showed that the car park in the proposed development could capacitate 420 car parking spaces, which were to be taken from the University grounds. The EA did not demonstrate that this did not result in a net increase within the University.

Condition 10 of the Stage 1 DA consent further required the Proponent to enter into a Deed of Agreement with Council requiring the timely removal of car parking spaces from the internal roads of the University.

Council confirmed via email dated 21 August 2006 that the Deed of Agreement refers to 420 car parking spaces in the basement of the proposed Law Faculty Building. The

number of car parking spaces within the proposed development was later reduced to 419.

The Department is satisfied that the proposed development will not increase car parking provisions within the University.

A condition of consent has been imposed such that the car parking spaces located within the internal roads of the Subject Site and approved by Council for relocation equivalent to the number of car parking spaces provided within the new Faculty of Law Building car park as approved by this consent, must be removed in accordance with the Deed of Agreement pursuant to Condition 10 of DA 2004/655/A.

Condition (11)

Precise details shall be submitted as part of the future Stage 2 Development Application to demonstrate that there is no net increase in the number of on-site parking spaces, within the University, as a result of the proposed basement car parking. If this can not be achieved, the number of car spaces under the Law Building should be reduced accordingly.

Council confirmed via email dated 21 August 2006 that the Deed of Agreement refers to 420 car parking spaces in the basement of the proposed Law Faculty Building. The number of car parking spaces within the proposed development was later reduced to 419.

Condition (12)

The layout plan of the car park is to be in accordance with Australian standard AS 2890.1 – 1993 “Parking Facilities Part 1: Off Street Car Parking”. All spaces are to be lined.

A condition of consent has been imposed to ensure compliance with this condition.

Condition (13)

The layout of the service vehicle areas is to comply with Australian Standard AS 2890.2 – 1989 “Off Street Parking 2 – Commercial Vehicles Facilities”.

A condition of consent has been imposed to ensure compliance with this condition.

Condition (14)

No excavation, tree removal, demolition and/or construction shall commence in relation to this Stage 1 development application unless:

- A Stage 2 Development Application is approved in respect of substantive buildings; or
- A Stage 2 Development Application for substantive buildings on the USYD Central and Law sites has been lodged with the Consent Authority and the applicant has provided a Bank Guarantee to the sum of \$50,000 which will be held by Council and called upon for the purposes of site

Stage 2 Development Application was approved by Council on 6 December 2005 to allow early works to commence prior to the Stage 2 DA being approved.

rectification if the substantive buildings for both the respective sites have not been reach one level above the immediately adjoining City Road and Eastern Avenue within 12 months of commencement of works. Council will release the Bank guarantee on written application from the applicant after the buildings reach one level above City Road and Eastern Avenue. Accordingly, Council shall be notified of the dates of lodgement of the Stage 2 Development Application and the dates of the commencement of works for the substantive buildings on the respective sites.

Condition (15)

Archival recording of the Edgeworth David Building and the Stephen Roberts Lecture Theatre for deposit in both the City of Sydney Archives and the University of Sydney Archives must be carried whilst the buildings are still in use and prior to the removal of any significant building fabric or furnishings from the site and during the removal of fabric on site that is exposes significant fabric.

a) The archival record of the buildings must be submitted to Council prior to the commencement of any demolition work and prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

b) The archival record of significant building fabric or furnishings from the site that is exposed during demolition or construction is required to be submitted to prior to the issue of a Occupation Certificate under the Environmental Planning and Assessment Act 1979.

Council advised in their submission to the Department in 31 May 2006 that an Interpretation Strategy has not been submitted by the Proponent as part of this application. Council recommended that this Strategy be submitted to and approved by Council prior to the commencement of construction works associated with the new building.

A condition of consent has been imposed to ensure compliance with this condition.

Condition (16)

The form of recording is to be as follows:

a) Photographic documentation of the site and its context, and the exteriors and interiors of the existing buildings(s), photographed where appropriate, using a camera/lens capable of 'perspective correction', comprising:-

- I. 35mm colour slides, numbered and referenced to the site building plans, and presented in archival quality storage sheets;
- II. 35mm or 120mm black and white film, numbered and referenced to the site and building plans, with negatives developed to archival standards, and one copy of a contact sheet printed on fibre-based paper to archival standards;

The Proponent's EA states that Archival Photographs and Heritage Records of Stephen Roberts Theatre & Edgeworth David Building were provided to Council on 30 August 2005

A condition of consent has been imposed nonetheless to ensure full compliance with this condition.

b) A summary report of the photographic documentation, detailing:

III. The project description, method of documentation, and any limitations of the photographic record.

IV. Photographic catalogue sheets, which are referenced to a site plan and floor plans no larger than A3, and

indicating the location and direction of all photos (black & white prints and slides) taken.

V. Written confirmation that the Council reserves the right to use the photographs for its own purposes and for genuine research purposes.

Condition (17)

An Interpretation Strategy for the Edgeworth David Building and Stephen Roberts Lecture Theatre must be submitted as part of the future Stage 2 Development Applications. The Interpretation Strategy should include, but is not limited to, the provisions of details of public art interpretation through design and/or the display of selected artefacts and/or other material, appropriate to the education of the public in the history and significance of the site. It is to specifically include an interpretation of the significance of the Edgeworth David Building and Stephen Roberts Lecture Theatre on the Campus.

A Heritage Impact Statement was included as part of the EA which includes a Heritage Assessment for the Edgeworth David Building and Stephen Roberts Lecture Theatre.

Condition (18)

An archaeological assessment is to be submitted to Council prepared by a suitably qualified archaeologist in accordance with the NSW Heritage Manual Guidelines, as part of the future stage 2 Development applications.

A Non-Indigenous Archaeological Assessment was prepared by Casey & Lowe Pty Ltd in August 2004 and submitted as part of the EA.

Condition (19)

As a consequence of this development, Council has identified an additional demand for public infrastructure, based on an expected increase in the Campus population in terms of staff and students. Pursuant to Section 94 of the Environmental Planning and Assessment Act 1979, and South Sydney city Council Section 94 Contributions Plan 1998, the future Stage 2 Development applications will be subject to a monetary contribution towards the cost of providing facilities and amenities. This amount will be based on the estimated future population of the site and includes number of "workers" as well as students. For example, if the future Stage 2 Development Application result in a population increase of 1,142 persons, the

During assessment of the Law Building MP, the Proponent advised held ongoing discussions with Council regarding the abovementioned agreement. The condition refers to a set amount (indexed at time of payment) to be agreed to by both parties – the Proponent and Council for monetary contributions and/or works in kind.

Via email dated 11 January 2007, the Proponent advised the Department that they are ready to enter into the agreement pursuant the exhibition phase. In addition, the Proponent submitted copies of the following;

1. Cheque drafted by UoS for payment to SCC in consideration of the Voluntary Planning Agreement (VPA)

Section 94 contribution amount, based on the current rate, will be at least \$235,088.85.

Noted

The University of Sydney Campus Property & Services has reached an in principle agreement with City of Sydney in relation to the section 94 contributions that are applicable to the Campus 2010+ programme. This agreement is subject to ongoing discussion. The University of Sydney Campus Property & Services is presently awaiting written confirmation from City of Sydney in relation to this agreement.

As part of the future Stage 2 Development Applications, the applicant submit updated details of estimated populations, for both workers and students, including documentary evidence so that any changes in population may be calculated at the appropriate time pursuant to this condition (this may affect the calculation above). It should be noted that:

(b) the council is not prepared to waive or reduce the amount of Section 94 contributions required under this plan.

Alternatively, Council will accept works within Victoria Park, for the future Stage 2 Development Application, to the equivalent value of the \$235,088.85 (this includes cost of design fees).

in the value of \$235,088.85, and

2. Copy of SCC "Notice of Approval" for the Camperdown Public Domain project which locates adjacent to the Faculty of Law project.

Contained in the Camperdown Public Domain (CPD) "Notice of Approval" is the requirement under condition # 2 for the satisfaction of condition # 19 of the Stage 1 Approval prior to the commencement of construction. The Proponent explained that the above project is coupled with the Faculty of Law project and will be undertaken by the same contractor under the same contract. The Proponent further requested that the current consent did not require the satisfying of condition # 19 from the Stage 1 Approval prior to commencement of works on the subject site due to timing constraints for the Proponent. The Department has considered that as the monetary contributions are to be paid to Council imminently, the need for such a condition on this consent is unnecessary.

Condition (20)

The site must be landscaped and maintained to the approval of Council. A detailed landscape plan, to scale, drawn by a landscape architect or approved landscape consultant, must be lodged for the approval of Council with the future Stage 2 Development Applications. The plan must include:

- c) Location of existing and proposed structures on the site including existing trees (if applicable);
- d) Details of earthworks including mounding and retaining walls and planter boxes (if applicable);
- e) Location, numbers and type of plant species;
- f) Details of planting procedure and maintenance;
- g) Details of drainage and watering systems;

Landscaping plans were submitted as part of the EA however no evidence was submitted that these plans are to the satisfaction of Council. Accordingly, this condition has been imposed on the consent to be satisfied prior to the issue of a construction certificate.

- h) Details of protection plan for all retained trees; and
- i) Detailed specifications of all trees proposed to be transplanted to ensure the long term survival of transplanted trees.

Special attention must be paid to the treatment of landscaping above a slab.

Master plans address all requirements except the following

- Details of planting procedure and maintenance;
- Details of drainage and watering systems
- Details of protection plan for all retained trees; and
- Detailed specifications of all trees proposed to be transplanted to ensure the long term survival of transplanted trees.

These non-compliances can be adequately addressed at the construction certificate stage or incorporated into construction management requirements, Operational Management Plan or general long-term maintenance schedule.

Condition (21)

The future Stage 2 Development Applications must provide full and precise details in relation to the following:

- a) Details demonstrating that the site is suitable or able to be rendered suitable for the proposed development, having regard to the provisions of SEPP 55 (Remediation of Land) and the City of Sydney Contaminated Land DCP 2004;
- b) Details demonstrating compliance with the relevant provisions of South Sydney LEP 1998, South Sydney DCP 1997 and South Sydney Heritage Conservation DCP 1998;
- c) Details demonstrating compliance with the City of Sydney Access DCP 2004 and preparation of an Access Plan;
- d) Details demonstrating compliance with the City of Sydney Code for Waste Handling in Buildings 1994 and the Waste Minimisation and Management Act 1995;

The EA has included an assessment of the proposal against the relevant SEPPs, LEP and DCP controls. Appropriate conditions of consent have been imposed where non-compliances occur and to demonstrate compliance with the appropriate waste handling documents.

e) Details are to be provided to confirm that the buildings have been designed to minimise the embodied energy on a whole of building approach and to incorporate opportunities for improved energy efficiency.

Condition (22)

A complete traffic and pedestrian study considering the impact of all three projects shall be prepared and submitted with all future Stage 2 Development Applications.

Full compliance

- Cumulative Transport Report have been prepared by Masson Wilson and Twiney
- An Access Report, with emphasis on pedestrians have been prepared by Accessibility Solutions (NSW) Pty Ltd

Condition (23)

A stormwater drainage management plan shall be prepared and submitted with the future Stage 2 Development Applications, in accordance with the requirements of Council.

Full compliance with condition

Waste Avoidance and Recovery Act 2001

South Sydney Development Control Plan 1997 - Urban Design

The purpose of this DCP is to provide detailed design and environmental standards, illustrate the urban development objectives embodied in South Sydney LEP 1998, and achieve a high quality built environment with the proper balance between development, conservation and environmental sustainability.

The aims of the Plan are:

- to provide detailed design principles, criteria and controls so that development responds to its context and is aesthetically harmonious and environmentally compatible with the existing built environment and the Public Domain;
- to ensure development contributes to environmental improvements to the Public Domain;
- to encourage design that enhances and contributes to the City's heritage, including its heritage items, conservation areas, precincts of special character and contributory buildings;
- to ensure design is sustainable and environmentally responsible, and takes into account its social impact and impact on environmental amenity; and
- to provide for flexibility and an integrated approach to the development process.

Of particular reference to this MP are Parts B and E of the DCP.

Part B of the DCP addresses the urban design principles applicable to the development.

Control	Compliance	Comment
Reinforce and protect the city's urban form		
Buildings preserve and reinforce specific areas of high visibility, ridgelines and landmark locations including gateways and nodes, maintain and enhance views and vistas from the Public Domain as shown in Map 3.	Yes	The University is exposed to the public along a shared boundary with Victoria Park. The proposed development aims to improve this relationship by addressing the design quality and built form of the building to the Victoria Park interface. When viewed from Victoria

		<p>Park, the proposed building sits within the height context of the two adjoining buildings and the use of setbacks and materials reduce the visual presence and bulk of the proposed building when viewed from Victoria Park.</p> <p>The Department has considered both the views and vistas from and into the University Campus and also the relationship of the proposed building to Victoria Park. The Department does not consider that the proposed development adversely affects any important views and vistas within the University and concludes that the proposed building will not have an adverse impact on Victoria Park in terms of overshadowing or use of the park.</p>
Reinforce the block and street pattern of the city and other edge forming elements such as abutting localities of different land uses, the physical boundaries of railway lines, major institutions and major open spaces.	Yes	See comments above regarding built form.
Reinforce and extend Regional and Local open space networks.	Yes	The proposal does not negatively impact on Victoria Park. See above comments.
Ensure development 'fits' into the streetscape and general character of the area.	Yes	The Department has assessed the built form and urban design of the proposed building and considers that design of the proposal is suitable and fits in with the surrounding context.
Protect the City's heritage areas including identified conservation areas, heritage items and contributory buildings that combine to create the character of precincts.	Yes	
Ensure development respects, improves and enhances urban village character and identity to promote a safer and more liveable environment with a sense of community spirit and belonging.	Yes	The Department has assessed the built form and urban design of the proposed building and considers that design of the proposal is suitable and fits in with the surrounding context.
Development is designed for ecological sustainability, is sensitive to and responds to the environmental capacity of the area.		<p>The Department has assessed the built form and urban design of the proposed building and considers that design of the proposal is suitable and fits in with the surrounding context.</p> <p>Conditions of consent have been imposed to ensure that the proposed development achieves environmental</p>

sustainability.

Part E of the DCP addresses environmental design criteria applicable to the development.

Control	Compliance	Comment
<p>Site analysis</p> <p>To ensure proper consideration of the characteristics of a site and its context to achieve compatible development that is well designed and makes a positive contribution to its surroundings.</p>	Yes	The Department has assessed the built form and urban design of the proposed building and considers that design of the proposal is suitable and fits in with the surrounding context.
<p>Site layout</p> <p>The arrangement of building and spaces on a site will have an important influence on the quality and accessibility of the residential environment.</p>	Yes	The Department has assessed the built form and urban design of the proposed building and considers that design of the proposal is suitable and fits in with the surrounding context.
<p>Public open space</p> <p>To ensure urban consolidation provides material public benefit for the community Council will require the dedication of public open space on large development sites and other sites where dedicated land is required to link open space corridors and to provide a variety of open space networks. Council will achieve open space dedication either through s94 land dedication in lieu of a monetary contribution, or through FSR bonuses.</p>	Yes	See Section 6.3 of this report.
<p>Private open space</p> <p>The design of private open space should focus on the quality of the space in terms of its outlook and orientation, relationship to the building, size and shape of the space, its enclosure and landscape treatment.</p>	N/A	
<p>Landscaping</p> <p>Landscaping incorporates vegetation, any features of the site such as rock features, external paving, walls, outdoor structures and furniture. Landscaping in the street spaces defined by the buildings contributes significantly to streetscape appearance.</p>	Yes	A landscaped plan has been submitted and appropriate conditions of consent imposed.
<p>Parking, access and servicing</p> <p>Accommodating for the storage of</p>	Yes	See Section 6.2 of this report.

cars and service vehicles, and providing for their access can have significant impact on the design and layout of new development.

Stormwater drainage

The amount of stormwater runoff in an area relates directly to the intensity of development in that area. The more impervious to stormwater an urban area is, the faster stormwater run-off flows, and the larger the runoff quantities are.

Yes

Site facilities

Site facilities include:

- garbage storage and collection areas including facilities for recycling
- general storage areas
- mailboxes
- clothes drying areas
- telecommunications facilities, e.g. satellite dishes and TV antennae.

Yes

Where relevant.

Building envelope

The building envelope 'shapes' the building and helps set the character of any development. It enables some certainty of outcome in relation to the scale of new development and the distribution of its bulk across a site. It controls the intensity of development to ensure other objectives of the Urban Design DCP are achieved, particularly the protection of residential amenity.

No

See Section 6.1 of this report.

Floor space ratio

The relationship between the total amount of floor space proposed to the total area of the site may be expressed as a ratio.

N/A

Height and scale

Objective

To ensure buildings:

- Are appropriate in scale, compatible and complementary with areas of townscape significance, the site and its context.
- Do not dominate and overshadow the Public Domain.
- Achieve high environmental amenity.

Yes

The Department has assessed the built form and urban design of the proposed building and considers that design of the proposal is suitable and fits in with the surrounding context.

Setbacks

Yes

See Section 6.1 of this report.

The relationship and proximity of buildings to each other and to the street significantly influences the form of development and how it relates to the neighbourhood and streetscape.

Facade treatment

Facade treatment deals with design and architectural details that determine how a building 'reads' from the street. Yes

The Department has assessed the built form and urban design of the proposed building and considers that design of the proposal is suitable and fits in with the surrounding context.

Visual and Acoustic Privacy

The need for both visual and acoustic privacy should be considered when deciding the location of a building, the room layout, the location of windows, private open space and landscaping. Yes

The University is exposed to the public along a shared boundary with Victoria Park. The proposed development aims to improve this relationship by addressing the design quality and built form of the building to the Victoria Park interface. When viewed from Victoria Park, the proposed building sits within the height context of the two adjoining buildings and the use of setbacks and materials reduce the visual presence and bulk of the proposed building when viewed from Victoria Park.

The Department has considered both the views and vistas from and into the University Campus and also the relationship of the proposed building to Victoria Park. The Department does not consider that the proposed development adversely affects any important views and vistas within the University and concludes that the proposed building will not have an adverse impact on Victoria Park in terms of overshadowing or use of the park.

Safety and Security

Streets, sites and buildings can be designed to discourage crime and increase occupants' sense of security. Yes

Security devices

Security devices are those devices, which are installed on buildings to increase safety and security for the building and its occupants. Yes

Energy efficient site layout and building design Yes

Operational controls

Operational controls include a combination of both planning and environmental legislation and are in effect applied when buildings are Yes

occupied and used for particular purposes.

South Sydney Development Control Plan 11 – Transport, Guidelines for Development

See Section 6.2 of this report regarding car parking.

City of Sydney Access Development Control Plan 2004

The above DCP aims to provide non-discriminatory, equitable and dignified access for all people who use the City of Sydney, regardless of disability. The DCP states that all new development must comply with the relevant legislation and controls relevant for disabled access – the *Disability Discrimination Act (DDA) 1992*, the *Draft DDA Disability Standard on Access to Premises* and the relevant BCA and Australian Standards.

The EA was accompanied by an Access Report that stated that the proposed development complied with the abovementioned controls. A standard condition of consent has also been imposed to ensure compliance with these controls.

South Sydney Heritage Conservation Development Control Plan 1998

A Heritage Impact Study was submitted with the EA.