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Mr Adam Pollack
Capital Insight Pty Ltd
c/o University of Sydney, Campus Property and Services
Level 2, Services Building G12
DARLINGTON NSW 2006

Our ref: MP 05_0164
Your ref:
File: 9041197

Dear Mr Pollack,

Subject: Major Project 05_0164 – USyd Central Building, University of Sydney – Director-General’s Environmental Assessment Requirements

I refer to your application lodged on 29 December 2005 and your request for the Director-General’s Requirements for the Project.

The Director-General’s Requirements attached with this letter, pursuant to Section 75F (2) of the *Environmental Planning and Assessment Act 1979* (the Act) have been prepared in accordance with the Act after considering both the comments of the relevant public authorities and relevant guidelines.

The Director-General’s Requirements were developed from information provided with your application. Section 75F (3) of the Act permits subsequent modification of the Director-General’s Requirements and may be invoked to address hitherto unidentified environmental impacts. If these powers are used, you will be formally notified of changes to the Director-General’s Requirements.

The Director-General’s Requirements require that you, or someone acting on your behalf, prepare an Environmental Assessment (EA) for this Project. Before you lodge the EA, I recommend you consult with the Department to confirm:

- consultation and public exhibition arrangements (including land owner notification),
- the fees applicable, and
- whether additional electronic or printed versions of the EA are required.

After you lodge the EA, consideration will be given to whether it adequately addresses the Director-General’s Requirements. You will be advised of the acceptance and the anticipated dates for public consultation of the EA.

You should keep the contact officer for this project apprised of the preparation of the EA for the Project and, where relevant, any emerging issues. The officer, Evelyn Hendieh is available during business hours on 9228 6574 or via return email to evelyn.hendieh@dipnr.nsw.gov.au.

Yours sincerely,

Chris Wilson
A/ Deputy Director-General
As delegate for the Director-General

ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Project	Construction of a building within the Darlington Campus to accommodate a range of student services including: <ul style="list-style-type: none"> • the relocation of the University's student service providers to the new building; • a combined Sciences and Technology Library; • 900m² retail space; • an outdoor plaza space connected to the University's Camperdown campus via a new footbridge (the footbridge is not part of this application). (Major Project Application 05_0164)
Site	Lot 1 DP 790620, 96-148 City Road, Darlington
Proponent	Capital Insight Pty Ltd
Date of Issue	28 January 2006
Date of Expiration	Two (2) years from Date of Issue
Special Provision	The Minister for Planning formed the opinion pursuant to Clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act</i> on 25 October 2005.
General Requirements	An Environmental Assessment for the project must include: <ol style="list-style-type: none"> (a) an executive summary; (b) a description of the proposal including: <ul style="list-style-type: none"> ▪ description of the site, including cadastre and title details; ▪ design, construction, operation, maintenance, rehabilitation and staging as applicable; ▪ project objectives and need (if relevant); (c) an assessment of the suitability of the site, provide a reasoned justification for undertaking the Project, and public interest; (d) an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; (e) identification of the current and draft planning provisions applying to the site (including permissibility) and the nature and extent of non-compliances with these provisions; (f) draft Statement of Commitments detailing measures for environmental management and construction traffic management; and (g) a statement on the validity of the environmental assessment, the qualifications of person(s) preparing the assessment and that the information contained in the environmental assessment is neither false nor misleading.
Key Assessment Requirements	The Environmental Assessment must include assessment of the following key issues: <ul style="list-style-type: none"> ▪ Compliance with Stage 1 DA (D/2004/655 granted by the City of Sydney on 7 June 2005) <ul style="list-style-type: none"> – Demonstrated compliance (or otherwise) with all relevant conditions of the Stage 1 consent including but not limited to conditions (1), (2), (3), (6), (7) (parts (a) to (f)), (8), (9), (12), (16), (16), (17), (18), (19), (20), (21), (22) and (23). – A full assessment of the non-compliance (plant and services) with the building envelope set in the Stage 1 consent, and demonstration of whether it represents a good planning outcome. ▪ Urban and architectural design <p>To address this issue, the Environmental Assessment should include:</p> <ul style="list-style-type: none"> – an architectural design statement providing justification for the choice of materials and finishes, particularly on the street elevations, and supplemented by a materials and finishes sample board; – verification by a suitably qualified and practicing professional that the proposed mechanical plant is sufficient to service the new building to avoid further changes to the overall height of the building; – a materials sample board and details of the final design finishes; – details of how the proposed building will relate to the public domain proposals for the

	<p>area around Maze Crescent and shall activate street frontages (City Road and Maze Crescent);</p> <ul style="list-style-type: none"> – the functional relationships with adjoining built form and uses, particularly in relation to the Wentworth building; and – details of landscaping within and surrounding the building, particularly in the plaza and on the Maze Crescent and City Road frontages. <ul style="list-style-type: none"> ▪ Access and movement To address this issue, the Environmental Assessment should include: <ul style="list-style-type: none"> – an Access report prepared by an accredited access consultant demonstrating that the building will deliver equality, independence and functionality to people with disability inclusive of people with sensory impairments, mobility impairments or dexterity impairments. The report is to include, but not be limited to, a demonstration that access to the development will comply with the Commonwealth Disability Discrimination Act 1993 and the Australian Standard AS1428; – a pedestrian analysis identifying access to, from and within the site, and between the proposed building and Wentworth building. It shall detail how the building design facilitates direct and non-circuitous pedestrian movement through the building, and how public spaces within the building shall be visible and accessible from, and interact with, City Road and Maze Crescent; and – demonstration that the plaza is a suitable space and has been designed in accordance with principles and standards that achieve a good planning and design outcome. ▪ Safety and security A report shall be provided that demonstrates compliance with Crime Prevention through Environmental Design (CPTED) principles, ensures that the building design will not create safety and security problems and demonstrates that the assurance of safety and security does not rely on electronic security measures to prevent anti-social behaviour. ▪ Retail uses The Environmental Assessment is to assess the impacts of the proposed development on the Wentworth building and shall examine the economic impacts of increased retailing in the subject development. ▪ Traffic Management Plan The Environmental Assessment must include a Traffic Management Plan (TMP) that addresses but is not limited to the management of construction traffic and site access. Consideration should be given to the timing of the installation of new traffic signals at the intersection of Barff Road and City Road, and options to manage construction traffic as a result of that timing (ie. how construction traffic shall be managed if the new traffic signals are and are not in operation). ▪ General Environmental Risk Analysis (in relation to all component of the project) Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and occupation), proposed mitigation measures and potentially residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the Environmental Assessment.
<p>Consultation Requirements</p>	<p>You must undertake an appropriate and justified level of consultation with the following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> ▪ City of Sydney Council (in particular regarding construction traffic management); ▪ RTA (in particular regarding construction traffic management); and ▪ State Library of NSW Building and Planning Advisory Service (in relation to the library design). <p>The Environmental Assessment must clearly indicate issues raised by stakeholders during consultation, and how those matters have been addressed in the Environmental Assessment.</p>
<p>Deemed refusal period</p>	<p>Under clause 8E (2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period for the Project is 60 days from the end of the Proponent's environmental assessment period for the project.</p>

