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

Application number	MP 09_0075
Project Description	Redevelopment of UNSW Medical Sciences Building (Wallace Wurth Building)
Site Location	UNSW Kensington Campus, 330 Anzac Parade, Kensington
Proponent	University of New South Wales
Date issued	25 February 2010
Expiry date	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues (Core)	The Environmental Assessment (EA) must address the following key issues: **1. Relevant EPI's policies and Guidelines to be Addressed** Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: ▪ Objects of the EP&A Act; ▪ State Environmental Planning Policy (Major Development) 2005; ▪ State Environmental Planning Policy (Infrastructure) 2007; ▪ State Environmental Planning Policy No. 55 – Remediation of Land; ▪ NSW State Plan; ▪ Sydney Metropolitan Strategy and the Draft East Subregional Strategy; ▪ Randwick Local Environmental Plan 1998 (Consolidation); ▪ UNSW Kensington Campus Development Control Plan; and ▪ Address the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines (including the relevant Randwick City Council DCP/s) and justification for any non-compliance. **2. Built Form/Urban Design** ▪ Demonstrate how the proposed development will achieve design excellence with specific consideration of the façade, massing, setbacks, building articulation, materials/finishes & colours palette, landscaping, safety by design and public domain, including an assessment against the CPTED Principles. ▪ The EA shall provide the following documents: - Comparable height study to demonstrate how the proposed height relates to the height of the existing/approved development surrounding the subject site; and - View analysis to and from the site from key vantage points. ▪ Relationship of the proposed development to the whole Kensington Campus site including options to upgrade the Botany Street frontage to improve pedestrian accessibility and amenity. **3. Impacts on Existing Uses** ▪ Details of the status of the existing buildings and how it is intended to relocate or displace existing uses temporary or otherwise, possible future expansion areas, vehicular car parking (location and numbers), access and delivery areas and proposed road closures.

4. Environmental Amenity

- Demonstrate a high level of environmental amenity and address amenity impacts on adjoining land uses including solar access, acoustic privacy, visual privacy, view loss and wind impacts.

5. Transport and Accessibility Impacts (Construction and Operational)

- A detailed transport, traffic and parking impact assessment to address the following matters:
  - transport/parking objectives and the transport/parking provisions as documented in Section 5.10 of the UNSW Kensington Campus DCP. Particular reference is made to transport/parking provisions in Section (e) and the need for the proponent to fully document whether the project will involve an increase in staff, student or other visitations to the campus or is purely an upgrade of existing faculties.
  - Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
  - daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required);
  - details of the proposed access and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (i.e. driveways, turn paths, sight distance requirements, aisle widths, space dimensions, etc);
  - the proposed number of car parking spaces is to comply with the appropriate parking codes. As this area is serviced well by public transport, it should be ensured the parking provision is kept to the minimum.
  - details of service vehicle movements (including vehicle type and likely arrival and departure times);
  - implication of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (e.g. 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport. However, an assessment of the impact of increase patronage demand on the existing public transport system as a result of the proposed development and above initiative would also be required.
  - assessment of the likely toxicity levels of loads transported on arterial and local roads to/from the site and, consequently, the preparation of an incident management strategy for crashes involving such loads, if relevant.
- A construction traffic management plan demonstrating how construction and delivery vehicles will access the development site during the demolition and construction phase of the development.

6. Ecologically Sustainable Development (ESD)

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

7. Landscaping

- A detailed "tree management strategy" and "Arboricultural assessment" covering all trees within the vicinity of the development site. The strategy and assessment must identify any trees proposed for removal and

provide a detailed strategy for ensuring the retention and long term health of mature/significant trees.

8. Utilities

- Address the existing capacity and requirements of the development for the provision of utilities including staging of any infrastructure works.

9. Staging

- Identify proposed staging and timing for the delivery of the development to be contained in each stage.

10. Laboratory Design & Procedures, Dangerous Goods Handling and Storage

- The operation and design of the building must be consistent with the appropriate laboratory design and procedures, dangerous good handling and storage of hazardous waste management controls as detailed under relevant UNSW policies and procedures (i.e. Guidelines for the Storage of Dangerous Goods at UNSW & UNSW Hazardous Substances Policy), relevant provisions of Commonwealth & State legislations and Australian Standards.

11. Drainage, Stormwater and Groundwater Management

- Sufficient geotechnical investigation must be undertaken and documentation provided to assess the application with respect to impact on groundwater and groundwater related construction requirements (e.g. tanking of basement levels, temporary dewatering requirements and DWE licence requirements);
- Stormwater runoff from the UNSW Kensington Campus to be managed in accordance with the Stormwater Strategy prepared for UNSW by ANA Technical Services Pty Ltd dated 28 November 2005; and
- All new floor areas/openings must be a minimum 300mm above any adjoining 1 in 100 year overland flow path.

12. Construction Impacts

- Identify measures to ameliorate potential construction impacts including vehicular/pedestrian access, noise and vibration, air quality, water quality and waste management.

13. Contributions

- Address Council's Section 94A Contribution Plan and/or details of any Voluntary Planning Agreement.

14. Contamination

- Demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.

15. Environmental Risk Analysis (in relation to all component of the project)

- 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 EA.

	16. Statement of Commitments ▪ A draft statement of commitment detailing measures for environmental management, mitigation measures and monitoring for the project; and ▪ Address the possible scope of a voluntary planning agreement. **17. Consultation** ▪ Undertake an appropriate and justified level of consultation in accordance with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners. In particular, you must consult with the: - Roads and Traffic Authority; and - Sydney Airport Corporation Ltd.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

General	The Environmental Assessment (EA) must include: 1. An executive summary; 2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development including: ▪ project objectives; and ▪ architectural design, configuration and built form, landscaping & public domain works, access & parking, infrastructure & services, materials and finishes, construction, operation, maintenance and staging (as applicable). 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project and address the possible scope of a voluntary planning agreement; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP); and 9. A conclusion justifying the project, taking into consideration the environmental, social & economic impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
Plans and Documents	The following plans, architectural drawings, diagrams and relevant documentation/information shall be submitted; 1. An **existing site survey plan** drawn at an appropriate scale illustrating; • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A **Site Analysis Plan** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A **locality/context plan** drawn at an appropriate scale should be submitted indicating: • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes.

4. **Architectural drawings** at an appropriate scale illustrating:
   - the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;
   - detailed floor plans, sections and elevations of the proposed buildings;
   - elevation plans providing details of external building materials, finishes and colours proposed;
   - fenestrations, balconies and other features;
   - accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;
   - the height (AHD) of the proposed development in relation to the land;
   - the level of the lowest floor, the level of any unbuilt area and the level of the ground;
   - any changes that will be made to the level of the land by excavation, filling or otherwise; and
   - MGA 94 co-ordinates of the major corners of the building.

5. **Other plans/reports:**
   - **Acoustic Report** – Identify the acoustic issues exist for the proposed development and any noise attenuation measures proposed to minimise the potential impact on the adjoining and nearby land uses.
   - **Stormwater Concept Plan** - illustrating the concept for stormwater management;
   - **Erosion and Sediment Control Plan** – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;
   - **Geotechnical Report** – prepared by a suitably qualified professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons;
   - **View Analysis -** Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas;
   - **Landscape plan** - illustrating treatment of open space areas on the site, screen planting along common boundaries, tree protection measures both on and off the site, strategy for ensuring .
   - **Shadow diagrams** showing solar access to the site and adjacent properties/land uses at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.

6. A **Physical Model** incorporate the following specifications:
   - A scale of 1:200 or larger.
   - Indication of the property boundaries of the subject site.
   - A true north point.
   - Accurate representation of the site contours and topography, including any retaining wall structures.
   - Accurate representation of the locations, setbacks, footprints and envelopes of all existing and proposed buildings on site (the number of storeys should be shown).
   - Adequate distinction between the proposed buildings and the existing completed structures.
   - Proposed landscaped areas.
   - Location and dimensions of vehicular access points, loading dock and internal roads.
   - Alignments and widths of streets and footpaths.
   - Location of street trees.
   - Footprints, envelopes, property boundaries and street numbers of

	relevant adjoining and nearby developments.
Documents to be submitted	• 1 copy of the EA, plans and documentation for the Test of Adequacy; • 12 hard copies of the EA (once the EA has been determined adequate); • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.