



NSW GOVERNMENT

Department of Planning

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 09_0153
Project	Project application for demolition and construction of a new building for educational uses.
Location	14-28 Ultimo Road, Ultimo.
Proponent	University of Technology Sydney.
Date issued	27 August 2009
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 No. 55 – Remediation of Land; • State Environmental Planning Policy (Infrastructure) 2007; • Sydney Metropolitan Strategy 'City of Cities'; • Sydney City Subregional Strategy; • SREP Sydney Harbour Catchment 2005; • NSW State Plan; • Sydney Local Environmental Plan 2005 and relevant DCP's; • Urban Development Plan for Ultimo Pyrmont; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality. 3. Urban Design and Public Domain The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours and materials/finishes. Compliance with the City of Sydney Access DCP 2004 must also be demonstrated in regards to access provisions, continual access paths of travel and access to heritage items within the Ultimo Road proposal. The EA shall provide details on the interface between the proposed uses and the public domain, and the relationship to and impact upon the existing public domain and address the provision of linkages with and between other public domain spaces and streetscape improvements (in particular the interface with Omnibus lane and the pedestrian network to the east).

	4. Environmental and Residential Amenity The EA must address solar access, acoustic privacy, visual privacy, view loss and wind impacts (especially the impacts on the apartment building and TAFE building to the west and ABC Headquarters (particularly the inner City Child Care centre and the Former National Cash Register Building) and achieve a high level of environmental and residential amenity. 5. Transport and Accessibility (Construction and Operational) The EA shall provide a Traffic Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages (and potential impacts for pedestrians and cyclists during the construction phase of the project). The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines (Note: The Department supports reduced car parking rates in areas well-served by public transport). 6. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. 7. Contributions The EA shall address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement. 8. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.
Key Issues	Heritage The EA shall provide a Heritage Impact Statement prepared in accordance with the NSW Heritage Office publication "Statements of Heritage Impact". In particular the Heritage Impact Statement is to detail the impact on the Former National Cash Register Building, Ultimo Street Railway Underbridge, Sandstone Culvert and Brick drain including the retention or investigation of any archaeological relics discovered during excavation. The proponent shall commission an Archaeological Assessment incorporating Research Design in accordance with DoP Heritage Branch guidelines. Due consideration must be given to the low-lying original landform and evidence from historical maps and plans which allude to historical items of significance being located within the site. Drainage The EA shall address drainage/flooding issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures. Flooding Provide an assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity. Utilities In consultation with relevant agencies, the EA shall address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.

	Staging The EA must include details regarding the staging of the proposed development (if proposed).
Deemed refusal period	60 days

Plans and Documents to accompany the Application

<u>General</u>	The Environmental Assessment (EA) must include: 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 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; 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 impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
<u>Plans and Documents</u>	The following plans, architectural drawings, diagrams and relevant documentation 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 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 inclusive of all levels of the development; • 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. 5. Public Domain /Landscape Plan at an appropriate scale indicating • indicative plans/sections of the proposed public domain showing the street network, linkages to adjoining sites (in particular the interface Omnibus lane and the pedestrian network to the east), permeable spaces, car parking, solar access, landscape treatments and high quality public domain with active spaces/uses. • Sections showing relationship of buildings to the public domain, including any weather protection on major pedestrian routes. • Active frontages diagram showing the location of active frontages around the site. • Illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site 6. Other plans: • 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 recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • 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; • Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.
<u>Documents to be submitted</u>	• 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.