

Director-General's Requirements

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

Application number	MP 10_0032
Project	Australian Hearing Hub
Location	Macquarie University Campus
Proponent	Macquarie University
Date issued	1 April 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	The Environmental Assessment (EA) must address the following key issues: 1. Relevant EPI's, Policies and Guidelines to be Addressed The EA shall address 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 55 - Remediation of Land; • NSW State Plan; • Sydney Metropolitan Strategy and the Draft Inner North Subregional Strategy; • Ryde Planning Scheme Ordinance; • Draft Ryde Local Environmental Plan 2008; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Concept Plan The EA shall demonstrate consistency with Concept Plan approval MP 06_0016 dated 13 August 2009 (including relevant modifications), Statement of Commitments and justification for any areas of inconsistency. 3. Built Form / Urban Design • The EA shall address the height, bulk and scale of the proposed development within the context of the locality including the University Avenue streetscape and the Macquarie University Campus site. • The EA shall address design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain in accordance with the Concept Plan approval (MP06_0016) and the <i>Macquarie Park Public Domain Technical Manual</i>. • The EA shall address the provision of public art in accordance with City of Ryde Council's DCP 2006. 4. Environmental and Residential Amenity The EA must address solar access, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity.

5. Transport & Accessibility Impacts (Construction and Operational)

The EA shall provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's *Guide to Traffic Generating Developments* and utilising City of Ryde Council's *Macquarie Park 2007 Base Paramics Model* whilst making reference to the *NSW Planning Guidelines for Walking and Cycling* and the *Integrated Land Use and Transport Policy*, considering the following issues:

- Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections (internal and external to the Macquarie University campus) and the need for funding or upgrading or road improvement works (if required);
- Car parking arrangements, having regard to the Concept Plan approval (MP06_0016), local planning controls and RTA guidelines whilst also considering accessibility of the site to public transport and campus wide parking provisions;
- Measures to promote sustainable means of transport including public transport usage, car sharing, car pooling and pedestrian and bicycle linkages in addition to addressing the potential for implementing a Workplace Travel Plan or a location-specific sustainable travel plan;
- Detail the provision of facilities to increase the non-car mode share for travel to and from the site as per the 40% non-car mode share target specified in Condition B2(1) of the Concept Plan approval (MP 06_0016);
- Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
- Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access with consideration to the *Ryde Bicycle Strategy and Master Plan 2007*;
- Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project;
- Details of proposed accesses and parking provisions including compliance with the relevant Australian Standards; and
- Details of service vehicle movements.

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.

The EA must demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme.

7. Drainage, Stormwater and Groundwater Management

- The stormwater design is to address any drainage, stormwater and groundwater management issues and/or impacts on City of Ryde Council's stormwater system likely to result from development on the site including on-site stormwater detention and drainage infrastructure in accordance with City of Ryde Council's DCP 2006;
- Provide an Integrated Water Management Plan including any proposed water sensitive urban design measures; and
- The EA shall address how recycled water from any nearby water recycling plants (Macquarie Park Recycled Water Scheme) could be provided to the development.

8. Noise and Vibration Assessment

The EA shall address the issue of noise and vibration impact from nearby roads and railway and provide detail of how this will be managed through the design of the proposed building, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.

	9. Flora and Fauna The EA shall address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment. 10. Heritage The EA shall consider any potential impacts on heritage. 11. Construction Impacts The EA shall identify measures to ameliorate potential construction impacts including vehicular / pedestrian access, noise and vibration, air quality, water quality and waste management. 12. Contributions The EA shall address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement / Concept Plan Schedule of Contributions and Condition C15(5) of the Concept Plan approval MP 06_0016. 13. Contamination The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55. 14. Consultation The EA is to demonstrate how the proponent has undertaken or will undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.
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, 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 Development 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.
Plans and Documents	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; • 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. Other plans / documents: • Stormwater Concept Plan - illustrating the concept for stormwater management and includes <i>DRAINS</i> modelling to determine total amount of on-site detention required; • 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; • Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site. • 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.
Documents to be submitted	• 1 copy of the EA, plans and documentation for the Test of Adequacy; • 10 hard copies of the EA (once the EA has been determined adequate); • 10 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 10 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.