

- B4. To ensure that the visual impact of rooftop plant and architectural roof features is minimised, the design of future built form shall be generally consistent with the following:
- a) Rooftop plant and equipment shall be setback a minimum three metres from the building parapet;
 - b) Rooftop plant and equipment, including plant and lift overruns, communications devices, satellite dishes and the like are to be designed to minimise their visibility and size; and
 - c) The design of architectural roof features are to integrate with the overall building design.
- B5. Built form shall be sited to achieve a balance between cut and fill, minimise earthworks, provide adequate solar access and minimise impacts on privacy, amenity and overshadowing of land uses surrounding the site.
- B6. Future development applications for new built form shall include a *Crime Prevention Through Environmental Design* assessment, including mitigation measures, where necessary.
- B7. Development sited adjacent to the public domain shall be appropriately treated to maximise pedestrian and public safety through the implementation of the Crime Prevention through Environmental Design principles.

Landscaping

- B8. All future development applications for new built form must include detailed landscape plans identifying the vegetation to be removed or relocated and the location of replacement and additional landscaping, and must be generally in accordance with the approved landscape concept in Condition A4 of Part A of Schedule 2 and The University of Sydney Grounds Conservation Management Plan, dated July 2014.
- Detailed landscape plans should include relevant details of the species to be used in the various landscapes areas (preferably species indigenous to the area), including details of the informal native and cultural avenue plantings, and other soft and hard landscape treatments, including any pavement areas and modular and sculptural seating.
- B9. All future development applications for new built form shall satisfactorily demonstrate that proposed built form does not encroach on significant trees and open spaces identified in Figure 4.3 entitled 'Grading of significance: character areas and landscapes' and graded as being exceptional and high in The University of Sydney Grounds Conservation Management Plan, dated July 2014.

Heritage

- B10. All future development applications shall be accompanied by a Heritage Impact Statement addressing their impacts and outlining how the recommendations of respective precinct based heritage impact statements and policies outlined within The University of Sydney Grounds Conservation Management Plan, dated July 2014 have been satisfactorily addressed.
- B11. An experienced heritage consultant is to be commissioned to work with the consultant team throughout the design development of built form within each Campus Improvement Program Precinct. The nominated heritage consultant is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition.

B12. Future development applications (where relevant) for new built form shall include a building fabric survey, for a comprehensive understanding of condition, and the requirement for conservation and repair of the following buildings:

- a) Macleay Building and Botany Wing (A12);
- b) R.D. Watt Building (A04);
- c) Peter Nicoll Russell Building (J02);
- d) Old School Building Darlington (G15); and
- e) J.D. Stewart Building (B01) (part).

The building fabric survey must include a façade condition survey and a schedule of internal and external conservation and repair works.

B13. Future development applications (where relevant) for new built form shall include digital photographic archival recording and documentation of the following buildings and their curtilage in accordance with the NSW Heritage Office guidelines *How to Prepare Archival Records of Heritage Items* (1998) and *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006):

- a) International House (G08);
- b) Macleay Building and Botany Wing (A12);
- c) R.D. Watt Building (A04);
- d) Peter Nicoll Russell Building (J02);
- e) Old School Building Darlington (G15);
- f) J.D. Stewart Building (B01); and
- g) Blackburn Building (D06).

B14. All future development applications for new built form that involve the demolition or alteration of existing items of heritage significance shall include a heritage interpretation plan in accordance with NSW Heritage Branch guidelines titled 'Interpreting Heritage Places and Items: guidelines' and policy titled 'Heritage Information Series: Heritage Interpretation Policy' for assessment and approval.

The interpretation plan must:

- a) Detail how information on the history and significance of the building within The University of Sydney will be provided for the public and include pictures, texts, and detailed designs for its implementation.
- b) Include significance themes, including the building's contribution to the development of the University and residential colleges.

B15. Future built form within the Merewether Precinct shall maintain and enhance the landscaped setting, curtilage and form of the Institute Building.

Traffic, Access and Car Parking

B16. All future development applications for new built form must include a detailed assessment of the traffic and transport impacts associated with the future development and shall address, but not limited to:

- a) details of the total daily and peak hour trips generated by the proposed development, including accurate details of the current and future daily vehicle movements and assess the impacts of the traffic generated on the local road network;
- b) detailed intersection analysis in consultation with Council and the Roads and Maritime Services, where University roads connect with local or State roads, including intersection capacity (including University vehicle access points) and requirements for future road and intersection upgrading works;
- c) the cumulative traffic and parking impacts;

- d) proposed mode share targets and appropriate measures to ensure they are satisfactorily achieved; and
 - e) the status of the closure of existing at-grade car parking areas (where relevant).
- B17. To ensure that active transport modes are satisfactorily supported and promoted on campus, all future development applications for new built form shall satisfactorily detail that pedestrian and cyclist facilities have been incorporated into the respective proposed development and how integration into broader campus strategies will be made.
- B18. All bicycle and motor cycling parking and associated end-of-trip facilities shall be provided in accordance with Council's relevant policies and controls.
- B19. Future development applications for new built form shall include a sustainable travel plan, or where relevant, include a faculty/precinct based sustainable travel plan and accompany the first application within the respective CIP Precinct.

Noise and Vibration

- B20. All future development applications for new built form shall be accompanied by a noise and vibration assessment that identifies and provides a quantitative assessment of the main noise generating sources and activities at all stages of construction, and any noise sources during operation. Details are to be provided outlining any mitigations measures to ensure the amenity of adjoining sensitive land uses is protected throughout the construction and operational periods.
- B21. All future development applications for new built form shall detail any noise mitigation measures associated with operational and mechanical plant noise impacts, and demonstrate that any noise generated plant will comply with the noise criteria detailed within noise and vibration assessments.
- B22. All future development applications for new built form shall consider potential noise impacts on adjoining residences, including noise generated from student and staff activities and broader associated ancillary community uses of buildings and other University facilities.

Aboriginal Heritage

- B23. Where relevant, future development applications shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.

Amenity

- B24. Future development applications for new built form shall address amenity impacts having regard to the location of intended future land uses, in particular the student accommodation and ancillary retail/commercial land uses, through the preparation of an analysis addressing solar access, overshadowing, visual privacy, views and vistas, servicing requirements (including waste management, loading zones and mechanical plant), acoustic impacts and wind impacts.

Contamination

- B25. Future development applications for new built form shall be accompanied by a detailed site investigation report, including an assessment of potential site contamination following the demolition of existing building and infrastructure, having regard to the recommendations provided within the Preliminary Site Investigation report, prepared by Douglas Partners, dated November 2013.

Ecologically Sustainable Development

B26. Future development applications for new built form shall demonstrate how the principles of ESD have been incorporated into the design, construction and on-going operation of future developments.

Building Code of Australia

B27. All future development applications shall demonstrate compliance with the Building Code of Australia, as relevant.

Utilities

B28. All future development applications for new built form shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure through the preparation of an Infrastructure Management Plan in consultation with relevant agencies and service providers.

Stormwater and Flooding

B29. Future development applications for new built form shall be accompanied by a stormwater management plan detailing an assessment of any flood risk on site and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), stormwater and drainage infrastructure, and details demonstrating that water sensitive urban design measures have been incorporated into the development.

Disability Access

B30. Where relevant, future development applications shall include a Disability Access Review to demonstrate an appropriate degree of accessibility in accordance with the *Disability (Access to Premises - buildings) Standards 2010* (the Premises Standards).

Waste

B31. Where relevant, future development applications shall include a Waste Management Plan to address storage, collection, and management of waste and recycling within the development.
