



NSW GOVERNMENT  
**Department of Planning**

***USYD CENTRAL BUILDING, DARLINGTON  
CAMPUS, THE UNIVERSITY OF SYDNEY  
Proposed by Capital Insight Pty Ltd (on  
behalf of The University of Sydney,  
Campus Property and Services)***

Director-General's Environmental Assessment  
Report  
Section 75I of the  
Environmental Planning and Assessment Act 1979

August 2006



*Figure 1. View from City Road*

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July 2006

# 1 EXECUTIVE SUMMARY

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## 1.1 The Proposal

Capital Insight Pty Ltd (the Proponent), on behalf of The University of Sydney, is proposing to develop land at 96-148 City Road, Darlington for a mixed use development incorporating student support services, food outlets, associated retail activities and a library ("the proposal") (refer to Figure 1).

The proposal comprises the following:

1. The construction of a new building (to be known as the USyd Central Building) that will be a mixed use development incorporating student support services, food outlets, associated retail activities and a library:
  - *University Student Support and Allied Services*: over half of the building will be used to accommodate a range of student services and allied services provided by the University.
  - *Sciences and Technology Library*: science and technology related collections from seven existing libraries scattered within the Darlington and Camperdown Campuses will be amalgamated within the new library.
  - *Retail space*: the proposal includes a mix of internal and external generic retail space (approximately 670m<sup>2</sup>) specifically intended to be occupied by café style and convenience outlets.
2. The creation of an external plaza area to facilitate access through the campus and compliment the retail activities proposed within the new building, as well as those already existing within the Wentworth Building.
3. Provision of a direct connection between the proposed building and the Wentworth Building on levels 1, 2 and 3.
4. The project will facilitate a new pedestrian bridge across City Road which is to be linked to the proposed building (subject to separate Council approval). The subject Major Project Application will require consideration of the interface between the bridge and the proposed building.

The estimated project cost of the development is \$54.2 million. One hundred and thirty five (135) full time equivalent construction jobs will be created by the proposal.

During the exhibition period, the Department received a total of 4 submissions from public authorities and one from the Department's Sydney East Region. Key issues raised in the submissions received by the Department included:

- compliance with the Stage 1 development consent (building envelope), the design of the plaza and site contamination;
- implementation of the interpretation of the old Tin Sheds Gallery and Art Workshops, the significance of the existing pedestrian bridge and the impacts of its removal on the functionality of the Wentworth Building;
- the submission of design drawings for the pedestrian bridge to the RTA for consideration prior to determination of the subject application, the development of a Traffic Management Plan and submission to Council and RTA, and the withholding of an Occupation Certificate until the proposed new pedestrian crossing and the signalised intersection are fully constructed; and
- pedestrian circulation, access for persons with a disability, safety and security, the presentation of and relationship to City Road and the adjoining University open space system, and functional relationships with adjoining buildings (in particular, the Wentworth Building).

The Department has assessed the merits of the project and is satisfied that the impacts of the proposed development have been addressed via the Statement of Commitments and recommended conditions of consent, and that the impacts can be suitably mitigated and/or managed to ensure a satisfactory level of environmental performance. On these grounds, the Department is satisfied that the site is suitable for the proposed development and that the project will provide environmental, social and economic benefits to the region. All statutory requirements have been met. Consequently, the Department recommends that the project be approved, subject to conditions of approval.

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## 2 BACKGROUND

### 2.1 THE SITE

The Proponent for this proposal is Capital Insight Pty Ltd on behalf of The University of Sydney, Campus Property and Services.

The Proponent is proposing to develop land at 96-148 City Road, Darlington (Lot 1 in DP 790620) for a mixed use development incorporating student support services, food outlets, associated retail activities and a library, within the City of Sydney Local Government Area. The location is shown below:

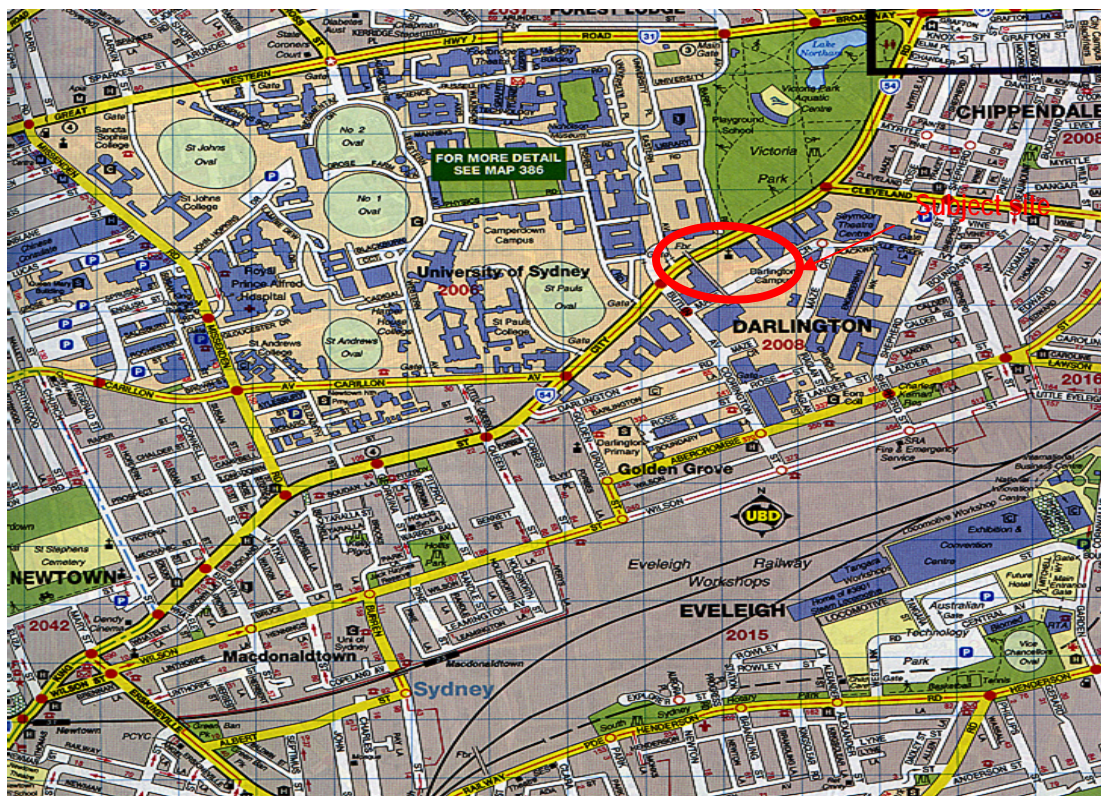


Figure 2. Site location

The site, located at 96-148 City Road, Darlington (Lot 1 in DP 790620), is owned by The University of Sydney ("the University").

The site is located within the Darlington Campus of the University and has frontage to City Road along its northern boundary and Maze Crescent on its southern boundary. City Road is an arterial road and provides access to commuter bus services while Maze Crescent forms part of the internal road network of the Darlington Campus. An existing footbridge traversing City Road currently links the Camperdown Campus to the Darlington Campus via the Wentworth Building. The bridge is proposed to be replaced by a new footbridge the subject of a separate Development Application currently under assessment by City of Sydney Council.

The site lies between the Wentworth Building, occupied by the University of Sydney Union, and St Michael's College and the University Chapel of the Resurrection, which are owned and operated by the Catholic Archdiocese of Sydney. The site was, up until recently, occupied by the Tin Sheds Gallery and associated Art Workshop Buildings, and a demountable building used by the School of Information Technologies. These buildings have recently been demolished in accordance with a development consent issued by City of Sydney.



Council. Activities within the Tin Sheds Gallery and Art Workshop have since been relocated to the Wilkinson Building, while students in the demountable building are to be relocated to the new School of Information Technology.

An existing car park on the site provides parking for 40 vehicles while an additional 50 parking spaces currently available on Maze Crescent, in the vicinity of the site. The existing on-site car park (40 spaces) is to be relocated as part of car parking works elsewhere in the University.

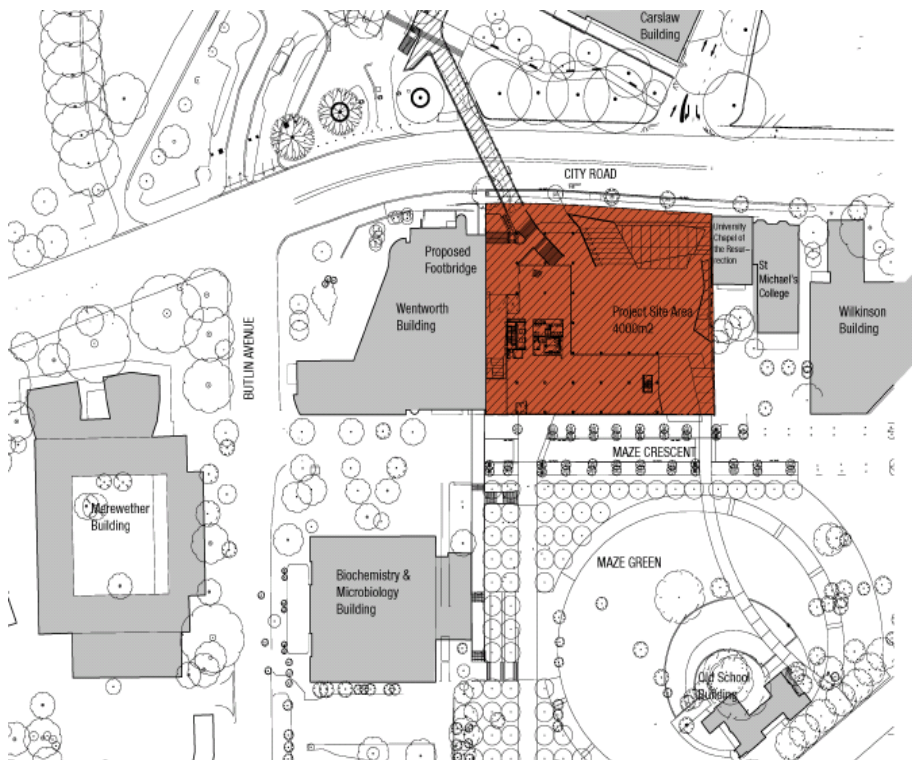


Figure 3. Site context and adjacent land uses

A number of mature tree specimens are currently located on the site which are to be transplanted elsewhere within the University's grounds as part of the proposal. An existing Telstra easement is located in Maze Crescent and a sewer main traverses the north-eastern corner of the site. Previous uses on the subject site included residential terrace-style housing from c1880. The University expanded into the Darlington area in the 1960s which resulted in the demolition of a number of residential terraces. Hence, there is some potential for some archaeological value on the site.

With an approximate 71.5m frontage to City Road, and an approximate depth of 61 metres (maximum), the site has an area of some 4,500m². Pedestrian access is currently available through the Wentworth Building and through the subject site. This access forms part of a wider cross-campus pedestrian network which is currently the subject of separate development applications with City of Sydney Council. The subject site and the proposed uses have been selected so as to capitalise on this network and improve pedestrian links between both campuses.

## 3 PROPOSED DEVELOPMENT

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### 3.1 Project Description

The proposal involves excavation of approximately 3,750m<sup>3</sup> and construction of an eight storey building, with an additional level partially below ground encompassing store and sprinkler tank rooms. The building is to be known as USYD Central Building and is to contain a large plaza area, retail and office spaces, and a Sciences and Technology library. The proposed plaza will be connected to the Camperdown campus via a new footbridge. The proposed building will have a maximum height of 28 metres and an orientation to the north/north-west. The lower ground floor of the building and Level 1 (library) shall be partially below ground.

The main components of this proposal are listed below:

1. The consolidation of the University's student services functions: It is proposed that a range of student support and allied services provided by the University will be located within the new building. These services are currently located across both the Darlington and Camperdown Campuses. These services will occupy over half of the gross floor area of the new building, generally on levels 3-7. The centralisation of these services will provide greater proximity to union facilities currently located within the Wentworth Building.

Level 3 shall include student services with a reception area. An external laneway shall separate the two buildings with access at the northern end available from an external staircase ascending to the new pedestrian bridge. The southern end of the laneway is closed forcing pedestrians to enter either building from the laneway.

Levels 4, 5, 6 and 7 shall be comprised of offices for student services functions. Access to these floors is by stairs and lifts located centrally within the building whilst Levels 1, 2 and 3 are also accessible by stairs at the western and southern ends of the building. The lift at the City Road end travels between Levels 1 and 3 while the lift at the Maze Crescent end travels between Levels 1 and 2. Three lifts at the centre of the building traverse all floors.

The subject application seeks approval for the internal fit-out of Levels 3-7.

2. The consolidation of existing library collections in a combined Sciences and Technology Library: the proposed library will provide for the consolidation of seven existing libraries currently scattered amongst both the Darlington and Camperdown Campuses. The library is to be located on Level 1, with entry available from Level 2, and shall be visible from City Road.

Entry to the Wentworth Building shall be available from the library on Level 1. The slope of the land and design of the building will allow the library to be partially visible from City Road and fully visible from Maze Crescent.

The subject application seeks approval for the internal fit-out of the library.

3. Connections to the Wentworth Building from the proposed building will be available at the northern and southern ends of the western elevation. The proposed building shall be open to the public on a 24 hour basis while the Wentworth Building, and its proposed connections to the new building shall close after normal working hours. The proposed operating hours of the USYD building are 9am – 6pm (offices and retail outlets) and 8am – 10pm (library).
4. New retail spaces: the outdoor plaza space, located on Level 2 and occupying 3000m<sup>2</sup> is to be linked to new retail spaces on the same level. The plaza space will be connected to the Camperdown campus on a 24 hour basis via a new footbridge (subject to separate Council approval – refer to section 4 of this

report). The plaza seeks to integrate pedestrian routes between both campuses as well as adjacent land uses (residential accommodation, place of worship, food, commercial and cultural activities in the Wentworth building). It is intended that the plaza will become a focal point within the University's public domain spaces. It is also expected that the building will service students living both on and around the campus, as well as residents in surrounding areas.

5. A plant room occupies Levels 8 and 9 while basement services including a sprinkler tank room, on-site detention tank, store rooms and the like are located below Level 1.
6. Environmental Sustainable Design - The building design seeks to implement measures to enhance energy efficiency, reduce water consumption and emissions, utilise recycled and alternative building materials, and create a high level of internal environmental quality particularly in terms of maximising natural light, views and thermal comfort. In addition, the use of the building for student services, retail outlets and a library will benefit from the site's proximity to public transport services. The proposal is projected to achieve a four star rating against the Green Building Council of Australia's Australian Building Greenhouse Rating Scheme (ABGR).

### 3.2 Summary

The project seeks to provide a facility that consolidates a number of services and functions from across the university, and provide a central public space within the University's public domain network. The estimated project cost of the development of Site A is \$54.2 million. 135 jobs will be created by construction activities.

An assessment of key issues is provided in section 6 of this report.

## 4 STATUTORY CONTEXT

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### 4.1 Major Project

The project is declared to be a Major Project under *State Environmental Planning Policy (Major Projects) 2005* because it is development for the purpose of teaching or research (including universities) that has a capital investment value of more than \$30 million (educational facilities) (Schedule 1, clause 20).

### 4.2 Permissibility

The proposed site is zoned Educational Establishment (Zone No. 5) under the *South Sydney Local Environmental Plan 1998* (SSLEP 1998). The proposed development is permissible with development consent under this zoning.

### 4.3 Minister's Approval Power

The Department has exhibited the Environmental Assessment (EA) in accordance with section 75H (3) of the Environmental Planning and Assessment Act, 1979, as described in section 5, below. Additionally, the project is entirely permissible and meets the requirements of the Major Project SEPP. Therefore, the Department has met its legal obligations and the Minister has the power to determine this project.

### 4.4 Environmental Planning Policies

The assessment of the proposed development is subject to the following environmental planning instruments and strategies:



- *State Environmental Planning Policy (Major Projects) 2005,*
- *State Environmental Planning Policy No. 6 – Number of storeys in a building*
- *State Environmental Planning Policy No. 11 – Traffic generating developments*
- *State Environmental Planning Policy No. 16 – Tertiary institutions*
- *State Environmental Planning Policy No 55 (Remediation of Land),*
- *Waste Avoidance and Recovery Act 2001, and*
- *South Sydney Local Environmental Plan 1998.*

The Department has considered the proposed project against the objectives and aims of these instruments, and is satisfied that the proposed project, subject to the implementation of the recommended conditions of approval, is generally consistent with the provisions of these instruments (refer to Appendix F).

#### 4.5 Approved development consents

Stage 1 DA approved by Sydney City Council on 7 June 2005 and as modified on 21 July 2005 granted consent to the public domain upgrade of both campuses, and the USYD Central and Law building projects as follows:

- site selected for each project;
- functions and/or uses proposed to be developed;
- vehicular access and car parking arrangements within the project sites; and
- building envelopes including size and massing of proposed built form.

Relevant conditions of consent that apply to the subject major project application require:

- the proposed building to be completely within the approved building envelope, including plant room;
- the retention and protection of the Callery Pear trees along Maze Crescent, and the provision of a detailed tree protection plan with a future application for the subject site;
- the transplanting of trees within the University grounds;
- an archaeological assessment;
- a detailed landscape plan;
- demonstration of compliance with EPIs;
- a cumulative transport report; and
- a stormwater drainage management plan.

These requirements have been addressed in the subject major project application. Where considered relevant, some of these abovementioned requirements have been discussed in section 6 of this report, and conditioned in Appendix A.

#### 4.6 Related development applications

The subject major project application is one of a number of applications lodged by the Proponent for works within the University grounds. Other relevant applications include:

- Faculty of Law Building project (Department of Planning) – construction of a new building on the Camperdown campus, adjacent to Fisher Library, including a two storey podium base containing a new Law Library, lecture theatres, seminar rooms and Moot Court facility; three storey teaching building including teaching spaces and podium level restaurant; five storey faculty building and light tower; a basement car park will transfer all of the at-grade car parking on both campuses to the basement level; the existing 50-space on-site car park is to be removed and the same number of parking spaces shall be accommodated in the basement car park of the new Law Building. This application is currently under assessment by the Department and will be presented for the Minister's consideration shortly;
- public domain upgrade works (Council);
- a new pedestrian footbridge spanning City Rd and connecting to the USyd Central building that is compliant with the Disability Discrimination Act 1992 (DDA), and the demolition of the existing footbridge which is not compliant with the DDA (Council);
- consolidation of the School of GeoSciences (Council); and
- School of Information Technologies Project (Council).

## 5 CONSULTATION AND ISSUES RAISED

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The Department received a total of five submissions on the project from the following:

- Heritage Council of NSW,
- City of Sydney Council (Council),
- NSW Roads and Traffic Authority (RTA),
- State Transit Authority; and
- Sydney East Region, Department of Planning.

A summary of all submissions received can be found in **Appendix C**. Key issues are discussed in detail in Section 6, below.

### 5.1 Public Authorities

*Council* raised the following issues:

- compliance with the Stage 1 development consent (building envelope),
- the design of the plaza, and
- site contamination.

*RTA* raised the following issues:

- the submission of design drawings for the pedestrian bridge to the RTA for consideration prior to determination of the subject application,
- the development of a Traffic Management Plan and submission to Council and RTA, and
- the withholding of an Occupation Certificate until the proposed new pedestrian crossing and the signalised intersection are fully constructed.

*Heritage Council of NSW* required the following be addressed:

- the implementation of the interpretation of the old Tin Sheds Gallery and Art Workshops, and
- the significance of the existing pedestrian bridge and the impacts of its removal on the functionality of the Wentworth Building.

*Sydney East Region, Department of Planning* raised concerns regarding:

- pedestrian circulation,
- access for persons with a disability,
- safety and security,
- the presentation of the building and relationship to City Road and the adjoining University open space system, and
- functional relationships with adjoining buildings (in particular, the Wentworth Building).

### 5.2 Public Submissions and Special Interest Groups

No submissions were received from the public or special interest groups.

## 6 ASSESSMENT OF ENVIRONMENTAL IMPACTS

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Key issues raised in the submissions to the proposal and/or identified during the Department's assessment included:

- non-compliance with the Stage 1 DA,
- safety and security,
- pedestrian circulation patterns,

- access for persons with a disability,
- the setting of the plaza within the University's public domain scheme,
- the plaza design,
- heritage and interpretation,
- site contamination, and
- timing of construction of the pedestrian bridge and occupation of the proposed building.

## 6.1 Non-compliance with the Stage 1 DA

<i>Issue:</i>	The rooftop plant and lift motor room protrude above the approved Stage 1 building envelope.
<i>Raised by:</i>	Council and Urban Assessments
<i>Consideration:</i>	<p>Condition 3 of Council's Stage 1 development consent states:</p> <p><i>"The building envelopes, as modified by the following conditions, is only approved on the basis that the ultimate building design, including all plant and services, will be entirely within the approved envelope and provide an appropriate relationship with the neighbouring buildings and as viewed from City Road and Victoria Park".</i></p> <p>In responding to this issue, the Proponent has advised that the Stage 1 development consent approved building envelope indicated an estimation of the plant roof requirements.</p> <p>The proposed plant room protrudes above the Stage 1 approved envelope by 2.82 metres (building parapet RL 55.88) but will be setback from the City Road boundary by 18.7 metres, whilst other heights and levels at the lower levels of the building have actually been reduced.</p> <p>The intent of Council's approval of the building envelope, including all plant and services, sought to achieve an appropriate scale with adjacent built forms and to create an appropriately scaled relationship with the streetscape. The proposed plant room extending above the approved building envelope by 2.82 metres and set back 18.7 metres will not alter the predominant scale of the approved building envelope and still achieves the objectives of the original consent.</p> <p><i>Figure 4. Approved and proposed building envelopes</i></p>
<i>Resolution:</i>	The additional height and setback proposed for the plant room is considered acceptable.

## 6.2 Safety and Security

<i>Issue:</i>	The proposed laneway between the USyd Building and the Wentworth Building is considered to be potentially dangerous outside of normal working hours.
<i>Raised by:</i>	Urban Assessments
<i>Consideration:</i>	<p>The proposal creates a laneway space on Level 3 which links the proposed building to the Wentworth Building but does not, at the southern end of the building, provide direct access to Maze Crescent (refer to Figures 5 and 6). Access to Maze Crescent from the laneway is to be via internal passage within the proposed building.</p> <p>The laneway is intended to accommodate queuing students accessing student services at peak times in the University calendar in a way that does not disrupt the general flow of pedestrians through the University.</p>

The design of the laneway is such that it results in a potentially unsafe area, particularly after normal working hours (when access to the Wentworth Building from the proposed building is closed). Closure of the laneway after normal working hours would seek to rectify these concerns. In order to achieve this, access from the pedestrian bridge to the laneway would need to be restricted.

The Proponent's Crime Prevention through Environmental Design Report (CPTED) for the proposed building (Appendix S of EA) acknowledges that the Aria Laneway is potentially dangerous after hours when the entrances to the Wentworth Building are closed. Options put forward by the Proponent to address the issue include installing a gate at the entrance to the laneway or a lightweight barrier (such as a chain) to advise pedestrians that the area is closed. This would be complemented with signage to ensure pedestrians are directed away from the area after hours and the other CCTV measures installed within the building to address safety.

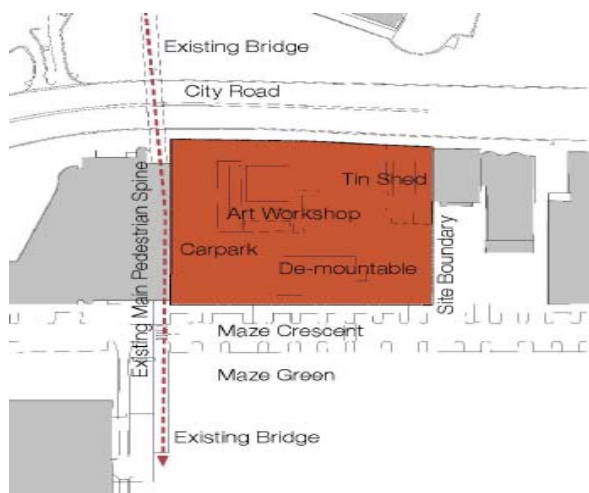


Figure 5. Main pedestrian spine

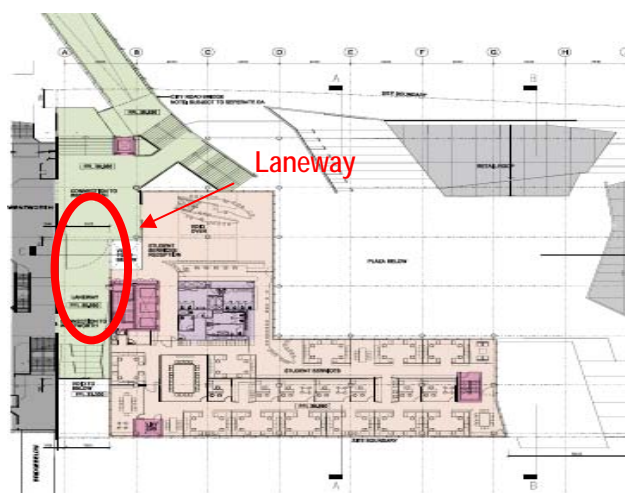


Figure 6. Level 3 plan

**Resolution:** These options address the concern and have been reinforced by way of conditions requiring specific details of the design, location and management of the device to be installed to be submitted to the Department.

### 6.3 Pedestrian circulation patterns

**Issue:** Pedestrian circulation patterns are very indirect and often circuitous, and involve significant level differences which limit sight lines.

**Raised by:** Urban Assessments, Sydney East Region

**Consideration:** In responding to this issue, the Proponent has advised that "the pedestrian patterns offer the greatest possible flexibility for pedestrian movement in and from the two street frontages of City Road and Maze Crescent, the plaza, the student services entry and the connection to the Wentworth Building". Figure 7 details the main pedestrian linkages between the Camperdown and Darlington Campuses via the proposed building.

Furthermore, floor levels of the proposed building have been dictated by those in the Wentworth Building to achieve level access between the two buildings. Any proposal on the site is constrained by the topography of the site which varies by more than 6 metres from City Road to Maze Crescent. In aligning the more active parts of both buildings, the design will encourage pedestrian flows to Levels 2 and 3 of the Wentworth Building thereby enhancing the ongoing viability of the Wentworth Building.

The design of retail outlets on Level 2 will require pedestrians to pass by the variety of tenancies in order to exit to either street. The use of signage will be crucial to ensuring pedestrians are directed into and through the building, and are aware of the location of and number of exits.

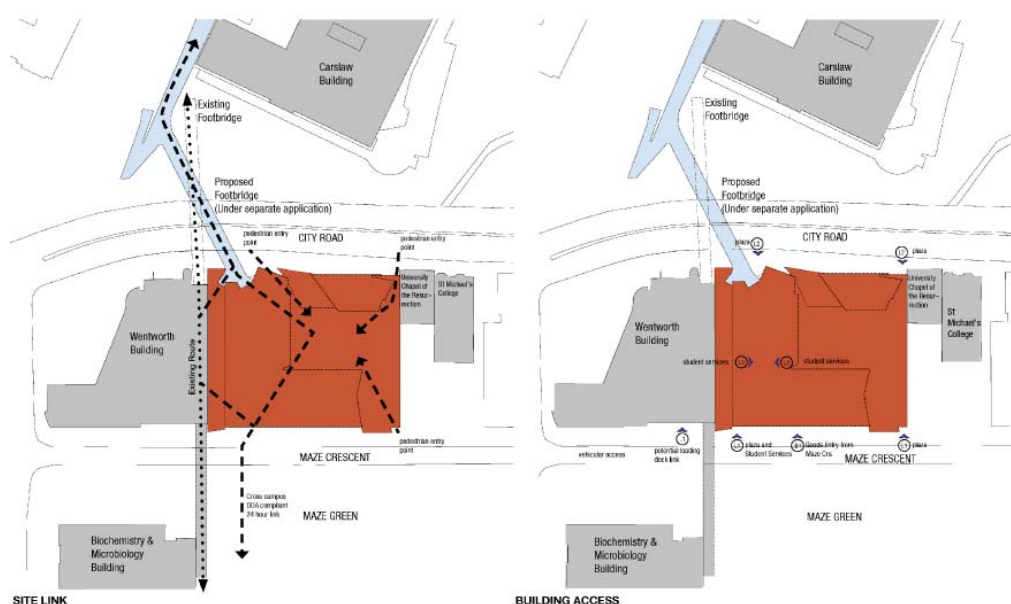


Figure 7. Pedestrian links and access to USyd Central

**Resolution:** It is acknowledged that the existing site constraints have led to a complex internal planning solution. This matter was subsequently explored at length with the Proponent who has advised that the current design is the best outcome. The installation of way-finding signage in combination with the proposed differentiated paving will direct pedestrians into, through and out of the building.

#### 6.4 Access for persons with a disability

**Issue:** Disabled ingress/egress is completely dependent on two lifts located at the City Road and Maze Crescent sides of the building which, in turn, require a change in levels between the lifts.

**Raised by:** Sydney Region East, Urban Assessments

**Consideration:** The current design seeks to provide access for persons with a disability within the constraints of the site. Limited by the topography and distance between street frontages, the building design has resulted in the current arrangement whereby a change in levels is required to access passenger lifts at either end of the site. Although not considered to be the ideal arrangement, it is acknowledged that any requirement to redesign the site would require substantial changes to the building design.

**Resolution:** The proposal is the best design response to a complex issue and is acceptable.

#### 6.5 The setting of the plaza within the University's public domain scheme

**Issue:** Clarification on the plaza's role within the University's public domain scheme.

**Raised by:** Urban Assessments

**Consideration:** Subsequent to this issue being raised the Proponent has highlighted the central location of the Plaza relative to the overall University public domain scheme. Both the geographical location of the plaza, its links to adjacent public spaces, and its proposed use for small and large gatherings of people place this space in a key position within the University public domain network.

**Resolution:** Any future use of the plaza and installation of public domain elements, related to the proposed use, such as seating, landscaping and lighting shall be subject to separate approval from Council.

#### 6.6 Plaza design

**Issue:** The extent of uninterrupted, hard paved areas within the proposed central plaza. Suitable landscaping measures should be incorporated into the design.

*Raised by:* Council, Urban Assessments

*Consideration:* The shadow analysis indicates that the plaza will generally be exposed to sunlight throughout the bulk of the day. With a north/north-west orientation and the lack of sun shading or landscaping, measures are required to be implemented to provide partial shading and soft landscaping within this space.

The Proponent has advised of the intent to utilise this space for events ranging from small groups attending exhibitions and market stalls to major entertainment events where large numbers of people would be expected, hence, the requirement for an uninterrupted plaza design. As stated in point (iv), above, future uses of the Plaza shall be subject to separate approval from Council.

The Proponent has responded to this issue with the following proposals:

- the incorporation of a "green wall" to the eastern plaza boundary – a condition of approval has been imposed requiring the submission of details including species to be planted in this location which is to be consistent with plantings within the University grounds, and the management of the green wall;
- the requirement for installation of permanent and removable seating to create specific spaces for smaller gatherings of users has been imposed by condition; and
- the provision of a paving plan that indicatively identifies the proposed differentiated paving pattern.

Although the green wall will introduce some soft landscaping to the plaza space, it does not fully resolve the issue of the extent of uninterrupted, hard paved area as proposed. Hence, a condition of approval has been imposed requiring details in relation to the following:

- soft landscaping within the plaza area – eg. plantings along permanent boundary walls;
- permanent and temporary seating – details of the location and design of such seating is to be demonstrated;
- proposed paving details to differentiate between pedestrian thoroughfares within and through the plaza;
- a degree of sun shading over both permanent and temporary seating; sun shading measures may be removable so as to accommodate events within the plaza; with the intention of it being in place the majority of the year.

*Resolution:* The issues above have been resolved by conditions of approval contained in Appendix A to this report.

## **6.7 Heritage and interpretation**

*Issue:* Interpretation of the old Tin Sheds Gallery and Art Workshops as recommended in the Conservation Management Plan, March 2004 prepared by John Graham and Associates. Significance of the existing pedestrian bridge and the impacts of its removal on the functionality of the Wentworth Building.

*Raised by:* NSW Heritage Office

*Consideration:* The EA included an Interpretation Strategy which details the proposed exhibition space at the plaza level and forms part of the library. It is intended that this space be used for the display of interpretive material, including site interpretive material.

*Resolution:* A condition of approval has been imposed requiring the implementation of the Interpretive Strategy and the display of site interpretive material post-occupation.

## **6.8 Contamination assessment**

*Issue:* A detailed investigation of the nature, extent and degree of contamination to assess potential risks posed by contaminants to health and the environment.

*Raised by:* Council, Urban Assessments

*Consideration:* Contamination assessments undertaken for the site have identified the presence of four hot-spots. A draft remediation action plan prepared by Douglas partners and dated June 2006 has been submitted to the Department and documents a remediation strategy that requires the



excavation and disposal of the contaminated material to a suitably licensed landfill. Classified as Category 2 work under State Environmental Planning Policy No. 55 – Remediation of Land, the remediation strategy has been developed in line with the requirements of that policy and other relevant policies and guidelines.

*Resolution:* Relevant conditions of consent have been imposed in Appendix A requiring the site to be remediated prior to the issue of a Construction Certificate for above ground works.

## 6.9 Other matters

### (i) Public benefits and the public interest

The proposal is considered to provide many public benefits summarised below and is in the public interest.

- it will increase the visual prominence of the campus along the City Road frontage to reinforce the sense of “passing through” the University and expose University activities to the general public as well as servicing both students and residents of the surrounding area;
- it will consolidate student services and library resources thereby addressing constraints currently affecting their daily operational efficiency;
- it will ensure equity of pedestrian access and access to public transport;
- it will provide a world class environment for tertiary education;
- it will encourage public use of the facility (USyd Central) and create a new vibrant public space;
- it will resolve a series of urban design and campus issues; and
- it will encourage the integration of surrounding land uses.

### (ii) Suitability of the site

The site is considered suitable for the proposed development for the following reasons:

- the facility is considered compatible with the locality;
- surrounding development poses little constraint to development of the site and the potential for future land use conflict is low;
- development will not lead to unmanageable traffic or transportation demands.

### (iii) Future opportunities

The proposal will provide opportunities for future development as follows:

- the proposed development may increase the potential for the upgrade of the Wentworth Building;
- buildings east of the subject site may be replaced by the Catholic Archdiocese with a new development incorporating residential student accommodation and a chapel.

## 7 CONCLUSION

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The Department has assessed the EA and considered the submissions on the proposal. The key issues raised in submissions related to the design of the building, including the plaza, pedestrian movement and amenity, access for persons with a disability, heritage and interpretation, site remediation, approval and construction of the pedestrian bridge, and management and mitigation of construction impacts. The Department has considered these issues and a number of conditions are recommended to ensure the satisfactory addressing of these issues and minimal impacts as a result of the proposal.

The proposed facility will improve the operating efficiency of the University as well as contribute to the improvement of pedestrian circulation between campuses. On these grounds, the Department considers the site to be suitable for the proposed development and that the project is in the public interest. Consequently, the Department recommends that the project be approved, subject to conditions of approval.

## 8 RECOMMENDATION

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It is recommended that the Minister:

- (A) consider the findings and recommendations of this report;
- (B) approve the project application, subject to conditions, under Section 75J of the *Environmental Planning and Assessment Act, 1979*, and
- (C) sign the attached project approval (Appendix A).

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## APPENDIX A. CONDITIONS OF APPROVAL

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### SCHEDULE 2

#### Recommended CONDITIONS OF Approval

#### Major Project No. 05\_0164

##### PART A—ADMINISTRATIVE CONDITIONS

##### **A1 Development Description**

(1) Development consent is granted only to carrying out the development described in detail below:

- bulk excavation of approximately 3750m<sup>2</sup>
- the construction of a seven storey building (excluding sub floor and roof top plant and services) that will be a mixed use development incorporating:
  - student support services,
  - a Sciences and Technology Library, and
  - approximately 670m<sup>2</sup> of retail space to be occupied by café style and convenience outlets;
- a 3000m<sup>2</sup> external plaza area; and
- an interface between the proposed building and a proposed new pedestrian bridge traversing City Road.

(2) The proposed pedestrian bridge over City Road connecting the USyd Central Building to the Camperdown Campus is subject to a separate development application currently under assessment with Council and does not form part of this consent.

(3) The proposed future retail fitout, hours of operation and detailed operations contained within the approved retail spaces of the USyd Central Building do not form part of this consent and will be subject to separate development applications to be lodged with Council

(4) Development must be carried out consistently with the Statement of Commitments (attached Schedule 3) except as amended by the conditions of approval.

(5) These conditions of approval do not relieve the Proponent of its obligations under any other Act.

##### **A2 Development in Accordance with Plans**

The development will be undertaken in accordance with the Environmental Assessment dated March 2006 prepared by GHD Pty Limited including all Appendices and the following drawings:

<b>Architectural (or Design) Drawings prepared by John Wardle Architects + GHD Environmental and Community Planning at Appendix J of the Environmental Assessment</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
DA-1	-	Title Sheet	May 2005
DA-2	-	Context/Location Plan	May 2005
DA-3	-	Level 0 & Level 1 Plan	May 2005
DA-4	-	Level 2 Plan	May 2005
DA-5	-	Level 3 & Level 4 Plan	May 2005
DA-6	-	Level 5 & Level 6 Plan	May 2005
DA-7	-	Level 7 & Level 8 Plan	May 2005

DA-8	-	Roof Plan	May 2005
DA-9	-	Sections	May 2005
DA-10	-	Elevations	May 2005
DA-11	-	Elevations	May 2005
<b>Proposed Building Envelope Cross Sections prepared by <i>John Wardle Architects + GHD Environmental and Community Planning</i> at Annexure H of the Environmental Assessment</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
-	-	North Elevation – City Road	May 2005
-	-	South Elevation – Maze Green	May 2005
-	-	Section N-S Looking West	May 2005
<b>Surfaces Plan and Planting Plan prepared by <i>Taylor Thomson Whitting</i> at Annexure L of the Environmental Assessment</b>			
000C-L-08-P-TD-00.PDF	-	Surfaces Plan	25/11/05
000C-L-10-P-TD-00.PDF	-	Planting Plan	25/11/05
<b>Hydraulic Services Drawings prepared by <i>Lincolne Scott Consulting Engineers</i> at Appendix G of the Environmental Assessment</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
H0001	A	Site Plan Hydraulics Layout	July 2005
H1001	A	Basement Hydraulics Layout Drainage Inground	July 2005
H1002	A	Basement Hydraulics Layout Drainage at High Level	July 2005
H1003	A	Basement Hydraulics Layout Water & Gas	July 2005
H1101	A	Level 1 Hydraulics Layout	July 2005
H1201	A	Level 2 Hydraulics Layout	July 2005
H1301	A	Level 3 Hydraulics Layout	July 2005
H1401	A	Level 4 Hydraulics Layout	July 2005
H1501	A	Level 5 Hydraulics Layout	July 2005
H1601	A	Level 6 Hydraulics Layout	July 2005
H1701	A	Level 7 Hydraulics Layout	July 2005
H1801	A	Level 8 Hydraulics Layout	July 2005
H1901	A	Level 9 Hydraulics Layout	July 2005
H5001	A	Hot, Warm and Cold Water Diagram	July 2005
H5002	A	Sanitary Plumbing and Drainage Diagram	July 2005
H5003	A	Re-used Cold Water, Retail Potable Cold Water, Gas Services Diagram	July 2005
H5004	A	Grease Waste Diagram	July 2005
H5005	A	Plant Room Plan, Specification and Details	July 2005
<b>External Materials and Finishes Board prepared by <i>John Wardle Architects</i></b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
DA-12/13	-	Materials Board	30/11/05

except for:

- (1) any modifications which are 'Exempt Development' as identified in *South Sydney Local Environmental Plan 1998* or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA;
- (2) otherwise provided by the conditions of this consent.

### **A3 Inconsistency between documents**

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above including the Statement of Commitments, the conditions of this consent prevail.

### **A4 Prescribed Conditions**

The Proponent shall comply with the prescribed conditions of development consent under clause 98 of the Regulation.

## **PART B—PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

### **Design Details and Changes**

#### **B1 Outdoor Lighting**

All outdoor lighting shall comply with, where relevant, AS/NZ1158.3: 1999 *Pedestrian Area (Category P) Lighting* and AS4282: 1997 *Control of the Obtrusive Effects of Outdoor Lighting*. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the PCA prior to the issue of a Construction Certificate for above ground works.

#### **B2 Reflectivity**

The visible light reflectivity from building materials used on the facades of the building shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the PCA prior to the issue of a Construction Certificate for above ground works.

#### **B3 Internal Lighting**

The proposed internal lighting system for the office spaces must be designed to provide for the efficient use of energy including the use of energy efficient light fittings, zoned lighting and controls and sensors to ensure automatic switch off during non-working hours. Details of the internal lighting system must be submitted to the satisfaction of the PCA prior to the issue of a Construction Certificate for above ground works.

#### **B4 Aria Laneway**

- (1) The Aria Laneway is to be adequately illuminated at all times that are outside of daylight hours.
- (2) All access points to the Aria Laneway shall be restricted outside of the operating hours of the Wentworth Building. At a minimum, a chain shall be installed on Level 3 at the northern end of the laneway with supplementary signage indicating the restricted access and the hours of restriction. Access along the laneway directly into the building shall also be restricted by similar means.
- (3) A Security Management Plan outlining the implementation of condition B4(2) and any measures to be employed to ensure compliance with this condition is to be submitted to the Director, Urban Assessments, prior to the issue of a Construction Certificate for above ground works.

## **B5 Plaza Design**

Prior to the issue of a Construction Certificate for above ground works, the Proponent shall submit design details relating to the plaza on Level 2 to the Director, Urban Assessments for approval. The details are to be in accordance with City of Sydney Council's Public Domain Manual and are to include:

- (1) all aspects of the proposed "Green Wall" on the eastern boundary of the site including species (to be consistent with the range of species prevalent throughout the University grounds), and maintenance;
- (2) proposed landscaping options to the plaza space and maintenance details, to achieve coverage of a minimum of 15% of the total area of the plaza;
- (3) paving details including layout, finishes, colour differentiation, any patterning ;
- (4) the location of permanent and removable seating and details of how removable seating is to be managed; and
- (5) options to achieve shade coverage to a minimum of 25% of the hard paved area within the plaza.

## **B6 Building Façade**

The design details of the proposed building façade including all external finishes, colours and glazing must be in accordance with the materials, schedule and sample board, and specifications prepared by the architect for the project.

## **B7 Access and Facilities for Persons with Disabilities**

- (1) Prior to the issue of a Construction Certificate, a certificate from an appropriately qualified access consultant certifying access and facilities for people with a disability in accordance with the *Building Code of Australia* and the *City of Sydney Access DCP 2004* must be provided to the PCA.

## **B8 Water saving devices**

- (1) All toilets installed within the development must be of water efficient dual-flush capacity with a minimum "AAA" rating. The details must be submitted for the capacity of the Principal Certifying Authority, prior to the issue of a Construction Certificate for above ground works.
- (2) All taps and shower heads installed must be water efficient with a minimum "AAA" rating. The details are to be submitted for the approval of the PCA, prior to the issue of a Construction Certificate.

## **B9 Receptacles for Cigarette Butts**

- (1) An adequate number of receptacles for the disposal of cigarette butts are to be provided on the site, adjacent to the entrance/s to the building. The receptacle's must:
  - (a) be located entirely on private property and must not be located on or over Council's footpath;
  - (b) not obstruct any required means of egress or path of travel from the building required by the *Building Code of Australia*; and
  - (c) be appropriately secured to the building.

Details and locations in relation to the receptacles are to be provided to the PCA prior to the issue of a Construction Certificate for above ground works.



## Tree Protection

### **B10 Tree Protection and Transplantation**

- (1) The trees identified as Port Jackson Fig and Southern Magnolia within the Arborist Report prepared by Judy Fakes dated 7 October 2004 shall be transplanted within the University grounds prior to the issue of a Construction Certificate for site excavation. Details of how this will be undertaken shall be certified by a suitably qualified Arborist and submitted to Council prior to the removal of the trees. These details are to include specifications of all trees proposed to be transplanted to ensure the long term survival of the transplanted trees.
- (2) The Callery Pear trees (*Pyrus calleryana*) adjacent to the USyd Central site, along Maze Crescent, shall be retained and protected during construction in accordance with the methodology outlined in Appendix M of the Environmental Assessment.

## Earthworks and Remediation

### **B11 Erosion and Sedimentation Control**

- (1) An Erosion and Sediment Control Plan is to be developed and incorporated into the Construction Management Plan. Soil erosion and sediment control measures shall be designed in accordance with the document *Managing Urban Stormwater-Soils & Construction Volume 1 (2004)* by Landcom.
- (2) The Erosion and Sediment Control Plan must include a drawing(s) that clearly shows:
  - (i) location of site boundaries and adjoining roads
  - (ii) approximate grades and indications of direction(s) of fall
  - (iii) approximate location of trees and other vegetation, showing items for removal or retention
  - (iv) location of site access, proposed roads and other impervious areas
  - (v) existing and proposed drainage patterns with stormwater discharge points
  - (vi) north point and scale
- (c) Specify how soil conservation measures will be conducted on site including:
  - (i) timing of works
  - (ii) locations of lands where a protective ground cover will, as far as is practicable, be maintained
  - (iii) access protection measures
  - (iv) nature and extent of earthworks, including the amount of any cut and fill
  - (v) where applicable, the diversion of runoff from upslope lands around the disturbed areas
  - (vi) location of all soil and other material stockpiles including topsoil storage, protection and reuse methodology
  - (vii) procedures by which stormwater is to be collected and treated prior to discharge including details of any proposed pollution control device(s)
  - (viii) frequency and nature of any maintenance program

Details are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate for site excavation.

## Site Contamination

### **B12 Site contamination**

- (1) Upon completion of the remediation works on the site and prior to the issue of a Construction Certificate for above ground works, the Proponent shall submit a detailed Site Audit Summary Report, Site Audit Statement and Validation Report to the Certifying Authority. The site audit must be prepared in accordance with the *Contaminated Land Management Act 1997* and be completed by a site auditor accredited by the Department of Environment and Conservation (Environmental Protection Agency) to issue site audit statements. The site audit must verify that the land is suitable for the proposed uses.

## Waste Management

### **B13 Storage and Handling of Waste**

The design and management of facilities for the storage and handling of waste must be in accordance with the Proponent's Statement of Commitments (Schedule 3). Details are to be submitted to the satisfaction of the PCA prior to the issue of a Construction Certificate involving excavation.

## Compliance

### **B14 Compliance Report**

Prior to the commencement of works, the Proponent, or any party acting upon this consent, shall submit to the Department a report addressing compliance with all relevant conditions of this part.

## **PART C—PRIOR TO COMMENCEMENT OF WORKS**

## Structural Works

### **C1 Structural Details**

Prior to the commencement of any structural works, the Proponent shall submit to the satisfaction of the PCA structural drawings prepared and signed by a suitably qualified practising Structural Engineer that comply with:

- (1) the relevant clauses of the BCA,
- (2) the relevant development consent,
- (3) drawings and specifications comprising the Construction Certificate, and
- (4) the relevant Australian Standards listed in the BCA (Specification A1.3).

Prior to works commencing, structural details and a Structural Certificate for Design in accordance with Clause A2.2(a)(iii) of the Building Code of Australia must be submitted to the satisfaction of the PCA. A copy of the certificate must be submitted to Council if Council is not the Consent Authority.

## Interpretation Strategy

### **C2 Interpretation Strategy**

- (1) An interpretation strategy for the site must be submitted to and approved by Council, prior to works commencing.
- (2) The Interpretation Strategy should include, but is not limited, to the provision of details of public art interpretation through design and/or the display of selected artefacts and/or other material, appropriate to the education of the public in the history and significance of the site. It is to specifically include an interpretation of the significance of the Tin Sheds as part of the development of the USyd Central building on the campus.

- (3) Prior to occupancy, the approved interpretation strategy must be implemented to the satisfaction of Council.

### **Construction Management**

#### **C3 Construction Management Plan**

Prior to the commencement of any works on the site, the draft Construction Management Plan contained within the Environmental Assessment shall be developed in accordance with the Proponent's Statement of Commitments (attached Schedule 3) in consultation with Council. Comments raised by Council are to be incorporated in the final document to be submitted to and approved by the PCA. The submission to the PCA is to include written evidence of such review by Council.

The Plan shall address, but not be limited to, the following matters where relevant:

- (1) hours of work,
- (2) contact details of site manager,
- (3) traffic and pedestrian management in accordance with Proponent's Statement of Commitments (attached Schedule 3) and Condition C6,
- (4) dust management in accordance with the Proponent's Statement of Commitments (attached Schedule 3) and condition C7,
- (5) noise and vibration management in accordance with the Proponent's Statement of Commitments (attached Schedule 3) and Condition C8,
- (6) waste and recycling management in accordance with the Proponent's Statement of Commitments (attached Schedule 3),
- (7) erosion and sediment control in accordance with the Proponent's Statement of Commitments (attached Schedule 3) and Condition B12, and
- (8) the protection of trees (refer condition B11).

#### **C4 Traffic and Pedestrian Management Plan**

Prior to the commencement of any works on the site, a Traffic and Pedestrian Management Plan prepared by a suitably qualified person shall be submitted to and approved by the PCA. The Plan shall address, but not be limited to, the following matters:

- (1) vehicular site ingress and egress,
- (2) loading and unloading, including construction zones,
- (3) predicted traffic volumes, types and routes,
- (4) pedestrian and traffic management methods, and
- (5) the management of pedestrian and vehicular traffic during related construction activities (including but not limited to construction of the pedestrian bridge and signalised intersection).

The Proponent shall submit a copy of the approved plan to Council.

#### **C5 Dust Control Measures**

In accordance with the Proponent's Statement of Commitments (attached Schedule 3), a Dust Management Plan shall be prepared and submitted to the PCA for approval. The Dust Management Plan is to detail adequate measures to be taken to prevent dust affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:

- (1) physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions,

- (2) earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed,
- (3) all materials shall be stored or stockpiled at the best locations,
- (4) the surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- (5) all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material,
- (6) all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays, and
- (7) gates shall be closed between vehicle movements and shall be fitted with shade cloth.

Cleaning of footpaths and roadways shall be carried out regularly.

## **C6 Noise and Vibration Management Plan**

Prior to the commencement of any works on the site, a Noise and Vibration Management Plan prepared by a suitably qualified person shall be submitted to and approved by the PCA. The Plan shall address, but not be limited to, the following matters:

- (1) Identification of the specific activities that will be carried out and associated noise sources,
- (2) Identification of all potentially affected sensitive receivers including residences, schools, and properties containing noise sensitive equipment,
- (3) The construction noise objective specified in the conditions of this consent,
- (4) The construction vibration criteria specified in the conditions of this consent,
- (5) Determination of appropriate noise and vibration objectives for each identified sensitive receiver,
- (6) Weekly noise and vibration monitoring during peak construction activity, or other such interval as agreed to by Council, to the satisfaction of Council, and reporting and response procedures,
- (7) Assessment of potential noise and vibration from the proposed construction activities including noise from construction vehicles and any traffic diversions,
- (8) Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction,
- (9) Justification of any proposed activities outside the construction hours specified in the conditions of this consent,
- (10) Construction timetabling to minimise noise impacts including time and duration restrictions, respite periods, and frequency,
- (11) Procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration, and
- (12) Contingency plans to be implemented in the event of non-compliances and/or noise complaints.

The Proponent shall submit a copy of the approved plan to Council.

## **C7 Footpath Damage Bank Guarantee**

Prior to works commencing the owner of the site must provide a bank guarantee for a sum to be determined by Council as security for rectification of any damage to the public way along the City Road frontage of the site. NB. The bank guarantee required by this condition does not need to be provided if a separate bank guarantee is lodged as part of an approval for a hoarding over the public way.

## **C8 Application for Hoardings and Scaffolding on a Public Place**

- (1) A separate application is to be made to Council for Approval under Section 68 of the Local Government Act 1993 to erect a hoarding or scaffolding in a public place and such application is to include:-
  - (a) architectural, construction and structural details of the design in accordance with the *Policy for the Design and Construction of Hoarding* (September 1997) and *Guidelines for Temporary Protective Structures* (April 2001);
  - (b) structural certification prepared and signed by an appropriately qualified practicing Structural Engineer;
  - (c) evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of demolition or construction works on site;
  - (d) assessment of the impacts of construction and final design upon the City of Sydney's street furniture such as bus shelters, phone booths, bollards and litter bins, and JCDecaux furniture including kiosks, bus shelters, phones, poster bollards, bench seats and litter bins. The Proponent is responsible for the cost of removal, storage and reinstallation of any of the above as a result of the erection of the hoarding. In addition, the Proponent will be responsible for meeting Council's lost revenue as a result of the removal of street furniture. Costing details will be provided by Council. The Proponent must also seek permission from the telecommunications carrier (eg. Telstra) for the removal of any public telephone.
- (2) Should the hoarding obstruct the operation of Council's CCTV Cameras, the Proponent shall relocate or replace the CCTV camera within the hoarding or to an alternative position as determined by Council's Contracts and Asset Management unit for the duration of the construction of the development. The cost of relocating or replacing the CCTV camera is to be borne by the Proponent. Further information and a map of the CCTV cameras are available by contacting Council's CCTV Unit on 9265 9232.
- (3) The hoarding must comply with the Council's policies for hoardings and temporary structure on the public way and graffiti must be removed from the hoarding within one working day.

## **C9 Barricade Permit**

Where construction/building works require the use of a public place including a road or footpath, approval under Section 68 of the Local Government Act 1993 for a Barricade Permit is to be obtained from Council prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of Council.

## **C10 Vehicle Cleansing**

Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.

## **C11 Stormwater and Drainage**

- (1) Prior to works commencing, details of the proposed stormwater disposal and drainage from the development, including a system of on-site stormwater detention in accordance with Council's standard requirements, and details of the provision and maintenance of overland flow paths must be submitted to and approved by Council. All approved details for the disposal of stormwater and drainage are to be implemented in the development.
- (2) Any proposed connection to the Council's underground drainage system will require the owner to enter into a Deed of Agreement with the Council and obtain registration on Title of a Positive Covenant prior to the commencement of any work within the public way.

- (3) The requirements of Sydney Water with regard to the on-site detention of stormwater must be ascertained and complied with. Evidence of the approval of Sydney Water to the on-site detention must be submitted prior to works commencing.

## **C12 Certification of Geotechnical Inspection**

Prior to works commencing, a Geotechnical Inspection Certificate in accordance with Clause A2.2(a)(iii) of the BCA, prepared by an appropriately qualified person, must be submitted to the satisfaction of the Certifying Authority and a hard copy submitted to Council.

## **C13 Geotechnical Report and Certification**

Prior to commencement of any foundation or bulk excavation, a Geotechnical Report must be submitted to the satisfaction of the PCA and a copy submitted to Council.

### **Sydney Water**

## **C14 Compliance Certificate**

An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, Section 73 of the *Water Board (Corporatisation) Act, 1994* (Compliance Certificate). Evidence that a Compliance Certificate has been applied for (i.e. Notice of Requirements) shall be produced to the satisfaction of the PCA prior to the issue of a Construction Certificate.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) then follow the "e-Developer" icon or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

## **C15 Building Plan Approval**

- (1) The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details please refer to the web site [www.sydneywater.com.au](http://www.sydneywater.com.au), see Building Developing and Plumbing then Quick Check, or telephone 13 20 92.
- (2) The PCA must ensure that a Quick Check agent/Sydney Water has appropriately stamped the plans before the commencement of works.

## **C16 Connection to Sewers**

Waste water arising from the use must be directed to the sewers of Sydney Water Corporation under a Trade Waste Licence Agreement. The pre-treatment of wastewater may be a requirement of the Corporation prior to discharge to the sewer. Details of the Corporation's requirements should be obtained prior to the commencement of construction work.

### **Services**

## **C17 Utility Services**

To ensure that utility authorities are advised of the development:



- (1) A survey is to be carried out of all utility services within and adjacent to the site including relevant information from utility authorities and excavation if necessary, to determine the position and level of services.
- (2) Prior to the commencement of work the Proponent is to negotiate with the utility authorities (eg. Energy Australia, Sydney Water and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.

### **C18 Contact Telephone Number**

Prior to the commencement of the works, the Proponent shall forward to the Department and Council a 24 hour telephone number to be operated for the duration of the construction works.

### **Compliance**

### **C19 Compliance Report**

Prior to the commencement of works, the Proponent, or any party acting upon this consent, shall submit to the Department a report addressing compliance with all relevant conditions of this part.

## **PART D—DURING CONSTRUCTION**

### **Site Maintenance**

### **D1 Erosion and Sediment Control**

All erosion and sediment control measures, in accordance with the Proponent's Statement of Commitments (attached Schedule 3), are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

During the construction period:

- (a) erosion and sediment controls must be regularly inspected, repaired and maintained in working order sufficient for a 10 year Average Recurrence Interval (ARI) rainfall event;
- (b) erosion and sediment control signage available from Council must be completed and attached to the most prominent structure visible at all times when entering the site for the duration of construction; and
- (c) building operations and stockpiles must not be located on the public footway or any other locations which could lead to the discharge of materials into the stormwater system.

### **D2 Disposal of Seepage and Stormwater**

In accordance with Proponent's Statement of Commitments (attached Schedule 3) any seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

### **Construction Management**

### **D3 Approved Plans to be On-site**

A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of the Department, Council or the PCA.

#### **D4 Notification of Excavation Works**

The PCA and Council must be given a minimum of 48 hours notice that excavation, shoring or underpinning works are about to commence.

#### **D5 Site Notice**

A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, PCA and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:

- (1) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- (2) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- (3) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- (4) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

#### **D6 Lighting of site outside of standard construction hours**

Lighting of the site while any work is undertaken outside of Council's standard hours of construction must ensure that at no time must the intensity, hours of illumination or location of the lighting cause objectionable glare or injury to the amenity of the neighbourhood. If in the opinion of Council, injury is likely to be caused, the intensity, hours of illumination and location of the lighting must be varied so that it does not cause injury to nearby residents.

#### **D7 Contact Telephone Number**

The Proponent shall ensure that the 24 hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.

#### **D8 Protection of Trees – On-site Trees**

All trees on the site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.

#### **D9 Protection of Street Trees**

All street trees adjacent to the site not approved for removal must be protected at all times during demolition and construction, in accordance with Council's Tree Preservation Order. Details of the methods of protection must be submitted to and be approved by Council prior to works commencing and such approval should be forwarded to the PCA. All approved protection measures must be maintained for the duration of construction and any tree on the footpath which is damaged or removed during construction must be replaced.

#### **D10 Dust Control Measures**

All dust control measures are to be effectively implemented and maintained for the duration of the construction and excavation works.

#### **D11 Hours of Work**

The hours of construction, including the delivery of materials to and from the site, shall be restricted as follows:

- (1) between 7:00 am and 6:00 pm, Mondays to Fridays inclusive;
- (2) between 7:30 am and 3:30 pm, Saturdays with safety inspections permitted from 7:00am;
- (3) no work on Sundays and public holidays.

Works may be undertaken outside these hours where:

- (4) the delivery of materials is required outside these hours by the Police or other authorities;
- (5) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
- (6) the work is approved through the Construction Noise and Vibration Management Plan; and
- (7) residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

### **D12 Covering of loads**

All vehicles involved in the excavation and/or demolition process and departing the property with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.

### **D13 Loading and Unloading during Construction**

The following requirements apply:

- (1) all loading and unloading associated with construction must be accommodated on site;
- (2) the structural design of the building must permit the basement and/or the ground floor to be used as a loading and unloading area for the construction of the remainder of the development;
- (3) if, during excavation, it is not feasible for loading and unloading to take place on site, a construction zone on the street may be considered by Council;
- (4) in addition to any approved construction zone, provision must be made for loading and unloading to be accommodated on site once the development has reached ground level;
- (5) if a construction zone is warranted an application must be made to Council prior to commencement of work on the site. An approval for a construction zone may be given for a specific period and certain hours of the days to meet the particular need of the site for such a facility at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.

### **Public Access**

### **D14 Public Way to be Unobstructed**

The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

### **D15 Excavation – Aboriginal Relics**

Should any Aboriginal relics be unexpectedly discovered then all excavation or disturbance to the area is to stop immediately and the National Parks and Wildlife Service shall be informed in accordance with Section 91 of the *National Parks and Wildlife Act, 1974*.

### **D16 Excavation – Historical Relics**

Should any historical relics be unexpectedly discovered on the site during excavation, all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW shall be informed in accordance with Section 146 of the *Heritage Act, 1977*.

## **D17 General**

All works are to be carried out in accordance with the approved Construction Management Plan including but not limited to identification of hours of work, construction noise and vibration management, soil erosion and sediment control plan, air quality and dust control procedures, waste management plan, storage and handling of material, protection of trees and emergency procedures.

### **Compliance**

## **D18 Compliance Report**

The Proponent, or any party acting upon this consent, shall, for the duration of construction period, submit to the Department a three monthly report addressing compliance with all relevant conditions of this part.

## **PART E—PRIOR TO SUBDIVISION OR STRATA SUBDIVISION**

There are no conditions of consent relevant to this section.

## **PART F—PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**

### **Occupation Certificate**

## **F1 Occupation Certificate to be Submitted**

An Occupation Certificate must be obtained from the PCA and a copy submitted to Council prior to the commencement of occupation or use of the building.

### **Pedestrian bridge**

## **F2 Pedestrian bridge**

In the event of the proposed pedestrian bridge not being approved by Council at such time that the building is completed, the Proponent is to modify the design to enable the existing bridge across City Road to be linked with the approved building. The amended design details are to be submitted to the Director, Urban Assessments, prior to the issue of an Occupation Certificate.

### **Engineering**

## **F3 Fire Safety Certificate**

A Fire Safety Certificate shall be furnished to the PCA for all the Essential Fire or Other Safety Measures forming part of this approval prior to occupation of the works. A copy of the Fire Safety certificate must be submitted to the consent authority and Council.

## **F4 Annual Fire Safety Statement**

For any essential fire safety equipment, an Annual Fire Safety Statement must be provided to Council and the NSW Fire Brigade commencing within 12 months after the date on which the consent authority initial Fire Safety Certificate is received.

## **F5 Structural Inspection Certificate**

A Structural Inspection Certificate or a Compliance Certificate for any structural work is to be submitted to the satisfaction of the PCA prior to use of the premises.

## **F6 Road Damage**

The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be met in full by the Proponent prior to the occupation of the works.

## **F7 Waste and Recycling Management**

Prior to the issue of an Occupation Certificate, the PCA must ensure that waste handling works have been completed in accordance with: the Waste Management Plan; other relevant development consent conditions; and Council's *Policy for Waste Minimisation in New Developments 2005*.

## **F8 Sydney Water**

A Compliance Certificate issued under Part 6, Division 9, Section 73 of the *Water Board (Corporatisation) Act, 1994* shall be submitted to the PCA prior to the issue of the Occupation Certificate.

## **PART G—POST OCCUPATION AND DURING OPERATION**

### **During operation**

## **G1 Approved uses / Further approvals**

(1) The following uses are approved within the building:

- (a) Library on Levels 1 and 2.
  - (b) Retail spaces on Level 2 with the exception of the fitout and separate operation of these spaces which are to be subject to separate Council approval; and
  - (c) Offices on Levels 3 to 7.
- (2) Separate approval shall be obtained from Council for any events to be held in the Plaza, including but not limited to markets, exhibitions, or any other event not covered by this consent.
- (3) Separate approval shall be obtained from Council for any proposed signage other than that which is exempt or complying development in accordance with Council's Exempt and Complying DCP.

### **Operating hours**

## **G2 Approved hours**

The hours of operation of the individual retail tenancies are to be subject to a subsequent Development Application to be lodged with the City of Sydney Council.

### **Safety and security**

## **G3 Pedestrian traffic**

Safe and secure pedestrian access to within and immediately adjacent to the USyd Central Building is to be provided following occupation of the building, particularly where construction works are occurring in the vicinity of the building (eg. pedestrian bridge and signalised intersection).

## **G4 Public toilets**

The proposed public toilets are to be patrolled and regulated by the University Security Services during all hours that they are accessible.

## **G5 Aria Laneway**

All pedestrian access points to the Aria Laneway are to be restricted outside the hours of operation of the Wentworth Building.

### **Noise**

## **G6 Noise Control – Plant and Machinery**

Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following:

- (1) Transmission of "offensive noise" as defined in the *Protection of the Environment Operations Act 1997* to any place of different occupancy.
- (2) A sound pressure level at any affected property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute.
- (3) Notwithstanding compliance with (a) and (b) above, the noise from mechanical plant associated with the premises must not be audible in any habitable room in any residential property between the hours of 12.00 midnight and 7.00am.

### **Receptacles for Cigarette Butts**

#### **G7 Maintenance**

The emptying and maintenance of the receptacle/s for cigarette butts on the subject site must be done on a daily basis and is the responsibility of the building owner/manager.

### **Compliance**

#### **G8 Compliance Report**

The Proponent, or any party acting upon this consent, shall submit to the Department a report addressing compliance with all relevant conditions of this consent within 12 months of the issue of the Occupation Certificate.

### **ADVISORY NOTES**

#### **AN1 Requirements of Public Authorities for Connection to Services**

The Proponent shall comply with the requirements of any public authorities (e.g. Energy Australia, Sydney Water, Telstra Australia, AGL, etc) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services shall be the responsibility of the Proponent. Details of compliance with the requirements of any relevant public authorities are to be submitted to the satisfaction of the PCA prior to the commencement of works.

#### **AN2 Compliance with Building Code of Australia**

The Proponent is advised to consult with the Certifying Authority about compliance with the BCA prior to submitting the application for a Construction Certificate.

#### **AN3 Application for Hoardings and Scaffolding**

A separate application may be required to Council for approval under Section 68 of the *Local Government Act, 1993*, to erect a hoarding or scaffolding in a public place.

#### **AN4 Use of Mobile Cranes**

The Proponent shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters shall be complied:

- (1) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from the relevant road authority:
  - (a) at least 48 hours prior to the works for partial road closures which, in the opinion of road authority will create minimal traffic disruptions, and
  - (b) at least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of the road authority, will create significant traffic disruptions.



#### **AN5 Movement of Trucks Transporting Waste Material**

The Proponent shall notify the Roads and Traffic Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.

#### **AN6 Approval under Roads Act 1993**

The Proponent shall obtain, as necessary, approvals under Section 138 of the Roads Act 1993 for any works to be carried out on public roads.

#### **AN7 Construction Inspections**

Compliance certificate/s shall be issued by the Principal Certifying Authority and submitted to Council in accordance with the mandatory inspection requirements of the *Building Legislation Amendment—Quality of Construction Act, 2002* for each stage of construction.

#### **AN8 Noise Generation**

Any noise generated during the construction of the development shall not exceed limits specified in any relevant noise management policy prepared pursuant to the *Protection of the Environment Operations Act, 1997* or exceed approved noise limits for the site.

#### **AN9 Stormwater drainage works or effluent systems**

A construction certificate for works that involve any of the following:

- (1) water supply, sewerage and stormwater drainage work
- (2) management of waste

as defined by Section 68 of the Local Government Act, 1993 will not be issued until prior separate approval to do so has been granted by Council under Section 68 of that Act. Applications for these works must be submitted on Council's standard Section 68 application form accompanied by the required attachments and the prescribed fees.

#### **AN10 Temporary Structures**

An approval under Section 68 of the Local Government Act 1993 must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under Section 68 of the Local Government Act 1993 to certify the structural adequacy of the design of the temporary structures.

#### **AN11 Disability Discrimination Act**

This major project has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Proponent/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.

#### **AN12 Commonwealth Environment Protection and Biodiversity Conservation Act 1999**

The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.

This major project has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act, 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Proponent's responsibility to consult Environment Australia to determine the need or otherwise for Commonwealth approval and you should not construe this grant of consent as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

## APPENDIX B. STATEMENT OF COMMITMENTS

### Draft statement of commitments

Section 75F(6) of the EP&A Act states that 'the Director-General may require the proponent to include in an environmental assessment a statement of the commitments the proponent is prepared to make for environmental management and mitigation measures on the site.'. In accordance with this requirement, this section provides commitments for environmental mitigation, management and monitoring for the project.

#### 9.1 Mitigation measures

The proponent commits to implement the measures outlined in Table 9.1 to minimise the potential for environmental impacts.

**Table 9.1 Mitigation measures**

Mitigation/Management Measures	Timing
<b>General Management Plans</b>	
Construction Traffic Management Plan	Before construction
Operational Management Plan	Before operation
Erosion and Sediment Control Plan	Before construction
Construction Environmental Management Plan	Before construction
Emergency Response Plan	Before construction
Waste Management Plan	Before construction
<b>Access &amp; Movement</b>	
Tactile ground surface indicators should be provided to the ramps and stairs serving the public areas of the building (Library, Retail, Student Services areas and public open space), along with all accessible pathways where they adjoin the roadway, in accordance with AS 1428.4.	Before operation
<b>Traffic Management</b>	
A detailed assessment of construction traffic impacts would be undertaken as part of the detailed CTMP.  Issues to be considered include:	Before construction
<ul style="list-style-type: none"> <li>▶ Operation of site access intersections with the external road network;</li> <li>▶ Turning path requirements for construction vehicles;</li> <li>▶ Management of pedestrian / vehicle crossing locations; and</li> <li>▶ Construction hours and potential residential</li> </ul>	

Mitigation/Management Measures	Timing
<p>implications on Shepherd Street.</p> <p>It is considered that each of the above issues can be satisfactorily addressed with appropriate management measures.</p> <p>The proposed vehicle access route is currently utilised by each of the vehicle types likely to access the USYD Central building works site.</p> <p>Pedestrian / vehicle conflicts may be addressed with the provision of dedicated pedestrian crossings, stop / go traffic controllers and hoarding.</p> <p>The hours of construction activities or time restrictions on access to Shepherd Street could be implemented as part of the CTMP to minimise the amenity implications to Shepherd Street residents.</p>	
<b>Air Quality</b>	
<ul style="list-style-type: none"> <li>▀ Trenching and pipe laying works would be undertaken progressively to minimise the area that is disturbed at any one time, backfilled and stabilised as soon as practicable;</li> <li>▀ All disturbed surfaces would be stabilised as soon as practicable;</li> <li>▀ Equipment would be well maintained and limit instances of fuel combustion processes; and</li> <li>▀ Where excavated soils is to be reused (or imported soil) and temporarily stored on site the stockpile would be covered or watered down to prevent movement and disturbance from wind.</li> </ul>	During construction
<b>Reflectivity</b>	
Only reflections in the north and east oriented facades nearest to City Road must be treated. Specification of glass with outward reflectance less than 12% should be sufficient to reduce the risk of disabling glare for drivers on City Road.	During design
<b>Topography, geology and soils</b>	
Disturbed areas would be stabilised as soon as possible following completion of works	After construction
Stockpiles would be covered or stabilised to prevent transport of sediment from the worksite	During construction
Sediment control devices such as silt fences would be installed on all drainage lines downstream in the vicinity of the work sites	During construction
At the completion of construction and stabilisation of the land surface, all stormwater control devices would be	After construction

Mitigation/Management Measures	Timing
removed	
Outdoor construction works would not take place during or immediately after high intensity or prolonged rainfall	During construction
All roads and footpaths affected by construction would be kept free of all wastes, loose sand, soil and clay deposits	During construction
Vehicle movement on unsealed surfaces would be kept to a minimum	During construction
Appropriate disposal of any contaminated soil in accordance with DEC waste management guidelines	During construction
<b>Drainage and hydrology</b>	
All chemicals to be stored in a suitably bunded area according to the relevant Australian Material Safety Data Sheet	During construction and operation
Appropriate disposal of any contaminated water in accordance with DEC waste management guidelines	During construction and operation
Details of stormwater reuse system should be in the Operational Management Plan and include, but not limited to, intended end use, dual reticulation drawings, overflow provisions and pumping requirements and measures outlined in the monitoring program.	Before operation
<b>Noise</b>	
The report by PKA Acoustic Consulting recommends that all mechanical plant be sound attenuated as necessary to ensure noise criteria are not exceeded.	Before operation
Machinery would be well maintained and to assist in minimising noise levels	During construction and operation
Appropriate OH&S procedures and protective equipment would be in place	Before construction
Mobile machinery such as bobcats, forklifts and diesel-operated generators would be fitted with mufflers and other silencing equipment as far as practicable	Before/during construction
All entry and departure of heavy vehicles to and from the site would be restricted to the nominated construction hours	During construction
The use of sirens and horns from all machinery and vehicles are to be avoided as far as practicable in the vicinity of the work area	During construction
The operation of construction equipment would generally occur between Monday to Sunday 7am- 6pm	During construction
A customer complaint resolution policy would be	Before construction

Mitigation/Management Measures	Timing
developed and be followed to address complaints and inquiries from customers	
Nearby noise receivers would be informed in advanced of noisy construction activities	Before construction
Capital Insight Pty Ltd is having a set of noise parameters developed by PKA Acoustic Consulting for the USYD Central and Faculty of Law Projects that will be agreed with stakeholders prior to construction.	Before construction
<b>Heritage</b>	
The non-Indigenous heritage report has recommended that:	Before construction
<ul style="list-style-type: none"> <li>An archaeological permit should be obtained from the Heritage Council of NSW prior to any site works or archaeological testing. Permits usually take up to six weeks to be processed once lodged with the Heritage Office.</li> <li>The USYD Central area should be test excavated in order to establish whether the predicted nature of the remains of the terrace housing and the presumption of low archaeological potential and significance is correct. The extent of the testing in the Maze Green area will be dependent on the nature of the proposed impacts.</li> </ul>	
The Aboriginal heritage report has recommended archaeological testing during excavation of the site to determine any artefacts located in the sub-soil and recommends the required permits be obtained at the construction stage.	
<b>Socio-economics</b>	
The general community will have the opportunity to register interest, view the EA and write a submission through the Department of Planning 30-day submission period	Before construction
Communities and faculties as affected by the proposal will be provided with targeted information in relation to the construction timetable and identification of potential impacts	Before/during construction
<b>Waste minimisation and management</b>	
A waste management plan would be developed in accordance with Section A of City of Sydney Policy for Waste Minimisation in New Developments	Before construction
Include waste management clauses in contracts to ensure contractors are aware of the waste management targets and objectives of the development and their obligations	Before construction



Mitigation/Management Measures	Timing
Where possible, design for standard sizes, this avoids unnecessary off cuts and waste generation	Before construction
Use pre-fabricated components where possible	Before construction
Specify for materials that are easily reusable and recyclable, avoiding potential future waste	Before/during construction
Design for disassembly to ensure the buildings are able to be easily taken apart, thus facilitating future resource recovery	Before/during construction
Look at ways of using materials that have recycled content	Before/during construction
Avoid specifying and ordering potentially harmful substances and materials where possible	Before/during construction
Arrange supplier take-back for excess or damaged material and for excess packaging	Before construction
Appropriate waste handling equipment to allow adequate space for onsite separation, storage and manoeuvring of waste prior to collection and transport	During construction and operation
Space would allow for the storage of containers of at least three waste streams – recovered waste (for reuse or recycling), residual waste (for disposal or alternative waste technology) and hazardous waste (wastes that are toxic, corrosive, flammable, explosive or reactive)	During construction and operation
A separate storage area would be designed for liquid wastes (oils, chemicals etc) that would be banded and drain to grease traps. Liquid wastes from grease traps must only be removed by a licensed contractor approved by the relevant water authority or NSW DEC	During construction and operation
Adequate space for bulky items would be provided	During construction and operation
A separate storage and collection area for hazardous/special wastes would be provided	During construction and operation
Waste storage areas and wash down areas would have smooth, impervious floors, be graded to a silt trap and connected to the sewer	During operation
Wastewater (from cleaning the waste storage areas and bins) would be prevented from entering the stormwater reuse system	During operation
Detailed design would require provision would be made to prevent waste water, liquids, solid waste and debris from entering stormwater gravity drains	During operation
WorkCover NSW requirements for the storage of	During construction

Mitigation/Management Measures	Timing
dangerous goods would be complied with	and operation
The waste storage areas would be developed so as to not compromise fire safety objectives by having adequate fire protection measures in accordance with Australian Standards	During operation
Compaction units would be used where appropriate	During operation
Design of the storage area would require appropriate security access measures to prevent entry to the waste storage areas, scavenging, vandalism and illegal dumping. Measures could include lockable gates	During construction and operation
<b>Hazards and Risks</b>	
Spill response kits and other spill absorbents and containment products would be available on site to contain any spill events	During construction and operation
Construction crews to undertake relevant OH&S and site induction programs	Before construction
All chemicals to be stored in a suitably bunded area according to the relevant area according to the relevant Australian Standards and Material safety Data Sheet	During construction and operation
Appropriate work cover certificates would be obtained where required	Before construction
Separate chemical and fuel storage area with appropriate signage	During construction and operation
A CEMP incorporating an Emergency Response Plan would be prepared	Before construction
Appropriate signage indicating stormwater reuse water and non-drinking water above taps where applicable	Before operation
All installations be in accordance with in the most recent edition of the NSW Code of Practice for Plumbing and Drainage	During construction
The University undertake a systematic inspection to test operation of the non-return valves by pressure testing and check for cross connections between the potable and stormwater supplies	During operation
Provisions be made for backwash sludge to be discharged to the sewer network for further treatment	Before construction
A risk assessment identifying risks to stormwater quality from point and non-point sources and a pollution inventory kept	Before operation
Following commissioning, the reuse treatment scheme should undergo a minimum 1-month of quality assurance	Before operation



Mitigation/Management Measures	Timing
proof testing. The plant should be in full normal operation during this time except that reuse water should be diverted and not supplied to end-users	
Consultation with the NSW Department of Health be undertaken	Before construction
A stormwater quality-monitoring program be developed and implemented as part of the Stormwater Operational Management Plan.	During operation
A treatment level goal should be set and should this treatment goal not be reached, provision for automatic bypass of the treated stormwater with mains water is recommended, or application of the stormwater to non-trafficable areas only	Before and during operation

## 9.2 Environmental management

### 9.2.1 Construction environmental management plan

A construction environmental management plan would be prepared and implemented. The construction environmental management plan would outline environmental management practices and procedures to be followed during site preparation, and construction of the proposal.

The construction environmental management plan would cover the environmental protection practices, resources and sequence of activities required to comply with relevant environmental legislation, conditions of any approvals and permits. The plan would include:

- A description of all activities to be undertaken on the site during site preparation, construction and commissioning of the development being undertaken;
- Statutory approvals and other obligations that would be fulfilled during site preparation, construction and commissioning, including all approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies;
- Details of how the environmental performance of the site preparation and construction works would be monitored, and what actions would be taken to address identified adverse environmental impacts. In particular, the following environmental performance issues would be addressed:
  - Measures to monitor and manage dust emissions;
  - Measures to monitor and minimise soil erosion and the discharge of sediment and other pollutants to lands and/ or waters during construction;
  - Measures to monitor and manage any contaminated soils/ materials encountered during construction;

- Measures to monitor and manage any groundwater encountered during construction;
- Measures to monitor and control noise emissions during construction;
- Measures to monitor and control air emissions during construction to ensure that air emissions are both minimised and in compliance with the requirements of approval consent; and
- Measures to manage traffic during construction; and
- ▶ A description of the roles and responsibilities for all relevant key employees involved in the construction of the development;
- ▶ The management plans and mitigation measures listed in Table 9.1; and
- ▶ Complaints handling procedures during construction.

### 9.3 Monitoring

#### 9.3.1 Water quality

Monitoring would be undertaken to ensure that stormwater management measures are working effectively during construction and operation. Monitoring would rely primarily on visual inspections and sampling. Visual inspections should be undertaken of onsite detention basins, sediment basins, pits, diversion and catch drains and all other stormwater conveyance structures. A general indication of frequencies for inspections is provided in Table 9.2. An inspection log detailing the monitoring program would be kept.

**Table 9.2 Stormwater monitoring program**

Sample location	Collection mechanism	Frequency first six months	Frequency normal operation
On site detention tank	Grab sample and visual inspection	Every runoff event	First runoff event of any month
On site rainwater tank	Grab sample	Every runoff event	Once monthly
Irrigated soils	Grab sample	Once monthly	Once monthly
Sediment basins	Visual inspection	Every runoff event	First runoff event of any month
Inlet pits	Visual inspection	Every runoff event	First runoff event of any month
Overland flow paths	Visual inspection	Every runoff event	First runoff event of any month
Trafficable areas	Visual inspection	Every month	
Bunded areas	Visual inspection	Every month	

Sample location	Collection mechanism	Frequency first six months	Frequency normal operation
Other works areas, potentially contaminating stormwater	Visual inspection and system operation testing	Every month	

Notes:

- ▶ Runoff event must be sufficient;
- ▶ Inspect after 24 hour retention period (i.e. 24 hrs after runoff event);
- ▶ Sampling of rainwater reuse water to include Total Suspended Solids, Faecal Coliforms, Total Nitrogen, Total Phosphorous, Oil and Grease, Lead, Zinc, Copper and Chlorine residuals
- ▶ Sampling of irrigated soils to include Total Nitrogen and Total Phosphorous
- ▶ For every inspection undertaken, the date, time and ambient weather conditions would be recorded.

## APPENDIX C. SUBMISSIONS

### USyd Central Building project, The University of Sydney MP05\_0164

#### Summary of all agency submissions received for this application

This summary seeks to record all matters raised by agencies as well as a Departmental response. Because of the varying degree of detail provided in agencies' submissions from DGRs stage to exhibition stage (ie. some agencies submitted detailed comments at DGRs stage yet did not respond during exhibition), all submissions have been recorded, below.

Date	Stage of process	Agency comment
<b>Sydney East Region, Department of Planning</b>		
09/01/06	DGRs (letter)	<b>Pedestrian circulation patterns</b> <ul style="list-style-type: none"> <li>- Pedestrian circulation patterns are indirect and circuitous; and involve level differences which limit sight lines.</li> <li>- Some areas of the building are partly or completely obscured and thus rely on CCTV to maintain security.</li> <li>- Disabled access is dependent on one lift. The lift on the eastern side of the building which could give direct disabled access between all levels appears to terminate above level 2.</li> </ul>
		<b>Presentation to, and relationship with, City Road and adjoining university open space system</b> <ul style="list-style-type: none"> <li>- The new development does not attempt to augment the existing pedestrian movement corridor (within Wentworth Building) in a logical manner. The 'laneway' on Level 3 leads only to the same constrained spaces of the Wentworth Building and ends up in a strange upturned ramp to nowhere.</li> <li>- On Level 2 the retail uses force pedestrians away from this pedestrian spine by the location of retail uses.</li> <li>- The eastern end of the ramp could have been better positioned and designed to serve both the new and the existing buildings.</li> </ul>
		<b>Functional relationships with adjoining built development, particularly the Wentworth building</b> <ul style="list-style-type: none"> <li>- It is unclear why sections of the plaza slope towards both City Road and Maze Crescent.</li> <li>- Concern about the location and arrangement of retail spaces.</li> <li>- Neither of the access points to Maze Crescent are particularly obvious to anyone attempting to cross the plaza from the City Road side.</li> <li>- It is unclear how the plaza fits within the University's open space network.</li> <li>- There is no indication as to how landscaping or other facilities will assist to encourage usage.</li> <li>- The plaza has an open but not completely open presence on City Road. It is neither 'public' nor 'private' and sits uncomfortably in between.</li> </ul>

City of Sydney		
16/01/06	DGRs (letter)	<p><b>Compliance with Stage 1 DA</b> The Stage 2 DA must comply with the conditions of the development consent D/2004/655 granted by the City of Sydney on 07/06/05 (ie. conditions 1, 2, 3, 6, 7(a-f), 8, 9, 15, 16, 17, 18, 19, 20, 21, 22 and 23.</p> <p><b>Building envelope and height</b> Condition 3 of D/04/655 requires the final building design to be contained wholly within the approved Stage 1 envelope including all plant and services. A suitably qualified engineer is to verify that the proposed mechanical plant is sufficient to service the new building to ensure that the overall height does not increase as a result of having to install additional plant at a later stage.</p>
		<p><b>Proposed pedestrian bridge</b> Any design changes required by the project may have a flow-on effect to the proposed connection of the bridge into the USyd Central building. Council will inform the Department in regard to any design changes to the proposed pedestrian bridge.</p> <p><b>Materials and finishes</b> A materials sample board and details of final design finishes is to be included in EA.</p> <p><b>Section 96 modification to D/2004/655</b> S96 mod was approved on 21/07/05 and related on to Condition 14 so as to allow for the demolition and excavation of the existing buildings on site. It did not refer to the "building envelope setbacks along City Road and Maze Crescent" as stated on pages 8 and 9 of Preliminary Assessment.</p> <p>Condition 14 now states: <i>"No work shall occur until Stage 2 development applications are lodged or approved for substantive replacement buildings on the USyd Central site and the Law site.</i></p> <p><i>(14) No excavation, tree removal, demolition and/or construction shall commence in relation to this Stage 1 DA unless:-</i> <i>(a) A Stage 2 DA is approved in respect of substantive buildings; or</i> <i>(b) A Stage 2 DA for substantive buildings on the USyd Central and Law sites has been lodged with the Consent Authority and the applicant has provided a Bank Guarantee to the sum of \$50,000 which will be held by Council and called upon for the purposes of site rectification if the substantive buildings for both the respective sites have not reached one level above the immediately adjoining City Road and Eastern Avenue within 12 months of the commencement of works. Council will release the Bank Guarantee on written application from the applicant after the buildings reach one level above City Road and Eastern Avenue.</i></p> <p><i>Accordingly Council shall be notified on the dates of lodgement of the Stage 2 DA and the dates of the commencement of works for the substantive buildings on the respective sites."</i></p> <p><b>Public domain proposals</b> It is recommended that the applicant provide details with the Stage 2 DA of how the proposed USyd Central building will relate to the public domain proposals for the area around Maze Crescent, particularly in light of the separate DA lodged with Council.</p>
State Library Building and Planning Advisory Service		
08/02/06	DGRs (phone call)	<p>Concerns regarding:</p> <ul style="list-style-type: none"> <li>- the number of changes in floor levels thereby reducing net floor area</li> </ul>

		and available square metres per students; - the size of the library collection; and - the extent of flexibility in the design following any changes in floor levels.
<b>NSW Roads and Traffic Authority</b>		
10/02/06	DGRs (email)	The RTA does not consider that the proposed library would have a significant impact on the arterial road in the local area and additional specific issues are not required to be addressed in the EA at this stage.
<b>Department of Energy, Utilities and Sustainability</b>		
13/04/06	Adequacy of EA	Issues relevant to this Department have been adequately addressed within the EA.
<b>State Transit Authority of NSW – Sydney Buses</b>		
11/04/06	Adequacy of EA	No objection to the development proposed. Noted that the new footbridge and changes to public space on City Road at the intersection with Butlin Avenue are covered in separate DAs.
		The commitment to reducing the proportion of travel to the development by private car (as driver) is encouraging, as is the “no net increase” in parking supply.
		A possible improvement to the public transport facilities, which should be considered at some stage, is the increase in shelter available for waiting bus passengers at the stops on either side of City Road at Butlin Avenue, given the high number of passengers who use these bus stops.
<b>Heritage Council of NSW</b>		
11/05/06	Exhibition	<b>State Heritage Register</b> The University of Sydney has been identified as being of state significance and the Heritage Office expects it to be considered for placement on the SHR in the future.
		<b>Pedestrian footbridge</b> The removal of the existing footbridge should be carefully considered as the Wentworth Building was specifically designed according to the pedestrian bridges both over City Road and Maze Crescent. The removal of the bridge over City Road would have adverse impacts on the functionality of Wentworth Building, which contributes to the significance of the University site as a modern addition that represents the mainstream architectural aesthetic of its time.
		<b>Tin Sheds Gallery and Art Workshops</b> These buildings are of cultural significance as they are representative of a period of dramatic, artistic social, political and educational change in Australia. It is therefore recommended that the interpretation of the old Tin Sheds Gallery and Art Workshops should be carried out as recommended in the Conservation Management Plan, March 2004 prepared by John Graham and Associates.
<b>Sydney East Region, Department of Planning</b>		
12/05/06	Exhibition	No comment on the nature or content of the proposal.
		It is noted that previous comments provided by this team for the purpose of issuing DGR's also included commentary on urban design issues. We make no further comment on these issues, however assume that such urban design issues would be part of the usual merit considerations addressed in the course of the assessment.
<b>City of Sydney</b>		
22/05/06	Exhibition	<b>Stage 1 DA</b> <i>Building envelope</i> The applicant has not justified the protrusion of the rooftop plant and lift motor room which go beyond the approved Stage 1 building envelope. This should be addressed prior to determination of the application.

		<p><b>Heritage Interpretation Strategy</b></p> <p>The Heritage Interpretation Strategy is unsatisfactory in that it does not meet the requirements of Condition 7 of D/2005/471. In this regard, a condition is recommended to be imposed that requires an Interpretation Strategy to be submitted and approved by Council, <b>prior to works commencing</b>. The Interpretation Strategy should include, but is not limited to, the provision of details of public art interpretation through design and/or the display of selected artefacts and/or other material, appropriate to the education of the public in the history and significance of the site. It is to specifically include an interpretation of the significance of the Tin Sheds as part of the development of the USyd Central building.</p> <p><b>Contamination Assessment</b></p> <p>It is recommended that prior to the granting of development consent, the applicant is to prepare and submit a Stage 2 Detailed investigation in accordance with Clause 3.4.1 of the SEPP 55 guidelines and DEC's Guidelines for Consultants Reporting on Contaminated Sites (1997) by an Accredited Site Auditor to define the nature, extent and degree of contamination; to assess potential risks posed by contaminants to health and the environment; and to obtain sufficient information to develop a remedial action plan (RAP), if required, to be submitted to the Department of Planning with a site audit report.</p>
		<p><b>Plaza</b></p> <p>The proposed plaza area is unsatisfactory in its current form due to the extent of uninterrupted, hard paved areas. It is recommended that additional details and/or design amendments be sought from the applicant to improve this area through suitable landscaping measures.</p> <p>Attached conditions are recommended for inclusion</p>
<b>NSW Roads and Traffic Authority</b>		
24/05/06	Exhibition	<p><b>Signalised intersection</b></p> <p>Concept design drawings for the proposed signalised intersection of City Road/Barff Road and the proposed new pedestrian bridge, both complying with Australian Standards and RTA requirements must be submitted to the RTA for consideration prior to the release of the DA approval of all building construction works.</p> <p><b>Traffic Management Plan</b></p> <p>A detailed TMP must be undertaken and submitted to the RTA and Council for approval <b>prior to the release of the Construction Certificate</b>.</p> <p><b>Occupation Certificate</b></p> <p>Should not be released until the proposed new pedestrian crossing and the signalised intersection are fully constructed and operational.</p> <p><b>Basement car park</b></p> <p>Shall be fully constructed and operational prior to the prohibition of on-street parking.</p> <p><b>Costs associated with the proposal</b> shall be at no cost to the RTA.</p>
<b>Urban Assessments, Department of Planning</b>		
12/05/06	Exhibition	<p><b>Plaza – lack of landscaping and permanent seating</b></p> <p>The shadow analysis indicates that, with the exception of the afternoon during winter solstice, the plaza will generally be exposed to sunlight throughout the bulk of the day. The building has a north-facing orientation. No sun shading is proposed.</p>

## APPENDIX D. RESPONSE TO SUBMISSIONS

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09 June 2006

**Mr Sam Haddad**  
Director-General  
NSW Government Department of Planning  
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SYDNEY, NSW 2000

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Dear Mr Haddad,

**Re: Preferred Project Report**  
**USYD Central, University of Sydney, Darlington Campus – MP05\_0164**

This Preferred Project Report has been prepared in response to the Department of Planning Letter to Capital Insight Pty. Ltd. dated 24 May 2006 (Ref. MP05\_0164/9041197-1). The Report is structured with a direct response to each of the comments from agencies that have been provided to us including references to attachments where applicable.

**Section 1 Responding to Department of Planning letter (dated 24 May 2006) :**

**Item 1 Pedestrian circulation patterns**  
*"Pedestrian circulation patterns are very indirect, often circuitous and involve significant level differences which may limit sight lines."*

**Response :** The Pedestrian Circulation patterns have been developed and further articulated from the original master plan as identified by Taylor Cullity Lethlean for the connection of the two campuses of the University. This level of articulation is best represented in the attached detailed Plan of the Plaza (Refer to Appendix D). The pedestrian patterns offer the greatest possible flexibility for pedestrian movement in and from the two street frontages of City Road and Maze Crescent, the plaza, the student services entry and the connection to the Wentworth Building. Pedestrian patterns were workshopped with numerous user groups including the Campus 2010 Design Review Panel and are demonstrated clearly in the approved Stage 1 DA Planning document. We refer you to the 'Site Link Diagrams', the 'Invitation to connect' where we identify the borrowing of the Wilkinson Plan, 'the accessibility to the plaza diagrams' and the 'physical connection diagrams for the two campuses'. All of these diagrams depict the original overall urban response for this public space while responding to the original University Brief.

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The level changes associated with the lower levels of the USYD project are related and coordinated with a number of physical constraints and parameters existing within the site boundaries. The floor level of the Plaza is deliberately aligned with the Wentworth Building floor on Level 2. This is a brief requirement ensuring the pedestrian traffic between the two buildings be unencumbered by a level change.

The topography of the existing site includes a fall of greater than 6 meters from City Road to Maze Crescent. This has been used to advantage through the introduction of a terraced Library floor extending over the entire building footprint. As a result, the Library is a visual link between the City Road frontage and the Maze Crescent street elevation.

The proposed plaza floor level is coordinated with the height clearance constraints applied by the RTA on the proposed pedestrian bridge and accessibility requirements. The proposed bridge is a major improvement on the existing bridge and will be fully accessible and wider, allowing for a greater flow of pedestrian traffic between the two campuses.

Sight lines have been a priority and have been carefully considered during the design and planning phases for all of the public spaces. All the stairs that lead to the public spaces from all four external corners of the site are generous in width to allow for the clear connectivity from highly used footpath traffic to the plaza area.

Many retail shopfronts surround the plaza ensuring these highly used spaces will always allow for the provision of passive surveillance to the main plaza space. In particular Retail Space No's one and three are proposed to be to be food and beverage type uses, and spill to outdoor eating areas will enhance activation of the plaza. We refer you to the CPTED report that formed part of the EA.

Reference : Appendix A

Site Link Connections and Access  
The Invitation to Connect - Navigation Markers  
The Invitation to Connect - Sampling Wilkinson  
Library - A New Public Face  
The Public Domain diagrams : University campus masterplan

Appendix D

Item 1 Pedestrian circulation patterns

*"Many areas are partly or completely hidden and thus rely on CCTV to maintain security."*

Response : The proposed use of the security CCTV at the USYD Central Building is designed to augment the range of other security measures that have been strategically planned for this project. The CCTV covered areas within the public spaces are based on consultation with the University of Sydney Security Services.

We refer you to the attached letter from the University of Sydney Security Services regarding this issue.

There are no completely hidden public spaces, with all public spaces having been designed with a high level of transparency. This is achieved through numerous indoor / outdoor interfaces between the Library entry

and the retail outlets with the outdoor public space. The DDA compliant lifts are proposed as glass lift shafts allowing for the vertical movement of the lift cars to be on public display. In addition, it is proposed that the lift cars will include glass panels and doors to further ensure that visual permeability is provided at all times. All of this contributes to eliminating hidden areas in the public spaces. We refer you to the CPTED report submitted as Appendix S of the EA to the Department of Planning for further details.

**Item 1 Pedestrian circulation patterns**

*"The use of long sloping ramps to deal with level differences may be problematic."*

**Response :** We note that the use of long sloping ramps to deal with the level differences is problematic and is not a viable option in lieu of the current proposal for all public spaces. The implementation of ramps to connect the City Road and Maze Crescent footpath levels requires a ramp in excess of 95 meters in length to stretch and meander between Maze Crescent and City Road. While this is totally impractical from a useability perspective it also reduces the available public space and circulation that is currently proposed to an area unworkable and does not comply with the original brief.

**Item 1 Pedestrian circulation patterns**

*"Access for persons with disability between City Road and Maze Crescent requires a change in levels and the use of two lifts located at either side of the building."*

**Response :** The access for persons with a disability between City Road and Maze Crescent requires a change in levels and the use of DDA compliant lifts. It is important to note that the planning of these public spaces ensures accessibility for all users, currently not available within the existing conditions.

Compliant accessibility was a major requirement within the Campus 2010 briefing. We refer you to Appendix G depicting extracts from the brief under sections 4.1 and 4.2.

As described earlier, this proposed arrangement is preferred over a 95 meter meandering ramp system, connecting the two street frontages. The connection to levels two and three of the Wentworth Building cannot be practically achieved with a ramp this.

The DDA compliant lifts allows for compliant interconnections with the Wentworth Building, the proposed pedestrian bridge connection and the main entry into the Student Services building.

**Reference :** Appendix G

**Item 2 Presentation to, and relationship with, City Road and adjoining university open space system**

*"The new development does not attempt to augment the existing pedestrian movement corridor (within Wentworth Building in a logical manner). The 'laneway' on Level 3 leads only to the same constrained spaces of the Wentworth Building and does not have a strong connection with the southern access points of the building, instead terminating in a dead end."*



Response : The original Stage 1 DA submission to Council identified this connection as a strong link to the Wentworth Building, one that would be of great benefit to all long-term users of both Buildings. This connection is one of two primary floor connections enabling the successful integration of both the existing and proposed buildings. We note that the Stage 1 DA has been approved on this basis.

The proposed link to the Wentworth building maintains the current operations while accommodating the future Wentworth Master Plan for this level. We refer you to extracts of the Wentworth Master Plan for your information (Refer to Appendix B).

The proposed termination of the 'Aria Laneway' on level 3 is intentional to ensure that all users arriving from the Bridge are channelled through the Wentworth building or the proposed USYD Building rather than using the 'Aria Laneway' as a thoroughfare through to Maze Crescent and beyond into the Darlington Campus. The bleacher seating at the end of the 'Aria Laneway' also allows an area for students and staff to gather and meet, and provides relief from the active entry to Student Services at the northern end of this laneway. It is anticipated that long queues of students will form in this area every year during enrolments. The bleacher seating will act as physical relief from this queuing activity. This area of bleacher seating is also visually connected to the pedestrian paths and retail activity directly below on Level 2, allowing the noise transmission and sightlines to maintain a connectedness to the overall pedestrian paths and public retail activities on the level below.

The University of Sydney Union (USU) has had an involvement throughout the design process of the proposed USYD Central Building.

The involvement of USU in this process has been as occupant and manager of the Wentworth Building and as operator of the proposed USYD Central Building retail outlets and Plaza space. The USU have been closely involved in the development of strategies to mitigate any detrimental effect the USYD Central Building may have on Wentworth. These strategies have included the commissioning of designers and consultants to study the retail model in place within Wentworth, reaching agreement with the University over the management of the new retail and Plaza areas included in the USYD Central Building and planning major renovations of the Wentworth that ideally will coincide with the USYD Central Building's construction.

Aspects of the design of the USYD Central building that USU have insisted on are the links on levels 2 and 3 to ensure access during the operating hours of Wentworth. The maintenance of the Wentworth building floor levels on those levels where the buildings are linked and the management of all new retail areas as well as the Plaza of the USYD Central Building by USU.

As the existing Wentworth Building is not accessible and is not available to anyone as a pedestrian route after hours, the USYD Central project allows 24 hour access for all, as part of a cross campus / cross City Road accessible route, enabling the Wentworth Building to "plug" into, and "unplug", from the main pedestrian route as required.



The USU had a heavy involvement in the design of the pedestrian movement paths through USYD Central, and the connecting routes through the Wentworth Building, to ensure pedestrian traffic was not directed away from the Wentworth Building in an unbalanced way. As the USU will be operating all retail outlets across both buildings, the USU will have the capacity to alter locations of the various business types and tenancies over time to best suit the traffic patterns.

Reference : Appendix B

Appendix A *Aria* – Arrival and Interconnection

**Item 2** Presentation to, and relationship with, City Road and adjoining university open space system  
*"On Level 2 the retail uses force pedestrian away from this pedestrian spine by their location. Neither existing nor proposed uses appear to activate this 'laneway'."*

**Response :** The level two laneway connections to the Wentworth building have been designed so that they are located on Primary access points into Wentworth building and are complimented by Retail Frontage Activity.  
The Northern Laneway interface of both buildings on level two is visually connected with City Road, allowing for a public view of the preferred pedestrian routes into and out of the Wentworth Building from the Plaza level. In addition this laneway is activated by three Retail Spaces each with varying uses and a secondary entry lobby to the offices of the proposed USYD Central Building. This activation will ensure that the transitional connections between the two buildings are appropriate, and allowing for the public thoroughfares to work together.

The Southern laneway proposes the implementation of similar measures with the inclusion of a café and entry into the SciTech Library activating the transitional space between the buildings.

We refer you to the diagrams of the Wentworth master planning where they depict opportunities to further invigorate the laneways on both levels two and three when the Wentworth refurbishment works are undertaken.

Reference : Appendix B

Appendix A *Aria* – Arrival and Interconnection

**Item 2** Presentation to, and relationship with, City Road and adjoining university open space system  
*"The southern end of the laneway can be better positioned and designed to serve both the new and the existing buildings."*

**Response :** The southern end of the laneway will be further activated and complimented by future works to the Wentworth Building. The activation of a greater proportion of the Wentworth wall is part of the future plans for this building.

The master planning of the Wentworth building will allow further openings of the existing wall adjoining the 'Aria laneway' increasing the activation of the existing building.

- Item 3 (a)      Functional relationships with adjoining built development, particularly the Wentworth building  
*"The Plaza is at odd elevation where access is reached by climbing at least part of a level (or descending from pedestrian bridge) and then descending again to reach either Maze Crescent or City Road."*

Response :      The Plaza is located to provide the most desirable and direct functional relationship with the Wentworth Building.  
It is located at the most practical level to accommodate all relevant desired relationships for pedestrian movement between the City Road footpath, the proposed bridge access and the connection to existing retail floor levels of the Wentworth Building. All floor level parameters for these three functions come together at the plaza level.

The Library with a program requirement of 1200m<sup>2</sup>, as required by the University's brief, is located under the Plaza. The Library floor is terraced down towards the Maze Crescent elevation. This achieves a highly visible frontage for the SciTech Library at Maze Crescent and Maze Green, unifying the Darlington Public Domain and USYD Central Building as approved in the Stage 1 DA.

Reference :      Appendix B

Appendix A      Library - A new public face  
Aria - Arrival and Interconnection

- Item 3 (b)      Functional relationships with adjoining built development, particularly the Wentworth building  
*"Details of how the Plaza relates to the University's public domain scheme."*

Response :      The Plaza is integral to the University's overall master plan and public linked domain vision. The USYD Central Building and the proposed new bridge over City Road act as a primary hub for this connection linking the University's Public Domains.

The plan highlights the strategy of integrating pedestrian movement and access, with multiple 'navigation markers'. This establishes a network of building markers as a means of navigating through the campus.  
We refer you to the Approved Stage 1 DA for further detailed analysis of how the Plaza relates to the Public Domain Scheme. We also note for your purposes other relevant DA's submitted and approved in relation to the C2010 Stage 1 DA:

D/2004/655  
Stage 1 DA for all public domain works including USYD Central and Law Building.

D/2005/1823  
Darlington Public Domain Works

D/2005/2043  
Proposed Pedestrian Bridge over City Road.

Reference : Appendix A Site Link Connections and Access  
The Invitation to Connect - Navigation Markers  
The Invitation to Connect - Sampling Wilkinson  
Library - A New Public Face  
The Public Domain diagrams : University campus  
masterplan

Item 3 (c) Functional relationships with adjoining built development, particularly the  
Wentworth building  
*"Shops surround part of the retail space in a haphazard manner."*

Response : We note for your information that the Retail spaces are a direct response to  
the University's brief requirements. The brief required 900m2 of retail space  
located throughout Level 2 - Plaza level to compliment the existing and  
future uses of the adjoining Wentworth Building.

The retail spaces have been strategically located via a comprehensive  
consultation process with the University and the Retail operators from the  
Wentworth Building. This included workshops with the Wentworth Building  
operators, Campus Property and Services and External Retail Consultants.  
The floor area sizes, the number of spaces, the location of all retail spaces,  
and the varying quality of each of the spaces to accommodate in future fit-  
outs have been carefully considered and designed via a consultative  
process. The Retail spaces offer opportunities for operators to  
comprehensively coordinate the uses with existing and future master  
planned uses for the Wentworth building ensuring successful operation of  
both buildings.

It is proposed that Retail no.3 will incorporate a major food operator with  
spill to the west and north, providing outdoor eating under cover and in the  
open. We refer you to the brief under Section 5.4.1 'Planning assumptions  
and Brief' (Refer to Appendix G)

Item 3 (d) Functional relationships with adjoining built development, particularly the  
Wentworth building  
*"Neither of the egress points to Maze Crescent are particularly obvious to  
anyone attempting to cross the Plaza from the City Road side."*

Response : The formal arrangement of the Plaza has been designed as a reference to  
the Wilkinson Plan for the University. This was reviewed in detail in the  
originally approved Stage 1 DA. To further reinforce this plan we have  
proposed a level of paving through the Plaza unifying egress points. This is  
a powerful way finding device connecting the public thoroughfare through  
the Plaza and establishes permeability levels from all points of the site. It  
should be noted that signage is proposed to compliment the signage  
currently in existence throughout the University campus.

Reference : Appendix D

Appendix A The Invitation to Connect – Sampling Wilkinson

- Item 3 (e)      Functional relationships with adjoining built development, particularly the Wentworth building  
                      *"The provision of landscaping or other facilities or design features such as permanent seating to encourage usage and break down the scale of the space."*

Response :      The Plaza design is proposed as a predominantly hard landscaped space, catering for various University user requirements as required by the brief. It is proposed to cater for activities ranging in user numbers from small groups staging events such as exhibitions and market stalls to large gatherings for major entertainment events. We refer you to the brief requirements under section 5.4.1 Planning and Assumptions Brief (Refer Appendix G).

In addition, it is proposed to further articulate the Plaza with additional details as follows;

1.      As the Architects for the project we have been collaborating with Taylor Cullity Lethlean and Professor Paul Carter an interdisciplinary scholar\* on the incorporation of a Green Wall to the Eastern Plaza Boundary to establish a soft transition space as the Plaza aligns with adjoining structures. It is proposed that this will also incorporate some permanent seating for all users of the space. The green wall will act as a transitional element breaking down the boundary barrier between the East Boundary Balustrade wall and the adjoining St. Michaels building.

\*Paul Carter is an interdisciplinary scholar whose books *The Road to Botany Bay* (1987) and *The Lie of the Land* (1996) established his international reputation as a pioneer of 'spatial history' and place-making. In addition, he has made an internationally recognised contribution to the methodology of public space design in a number of leading papers and in a book, *Material Thinking: Collaborative Realisation and the Art of Self-Becoming* (2004). Paul also has a unique record of achievement as an artist working in the public sphere. Three prestigious public space design/public art commissions (*Relay* (1998-2000), *Nearamnew* (1999-2003) and *Tracks* (2000-2003)) have attracted international attention.

Refer to :      Appendix C

2.      Some removable seating to the Plaza is proposed to create specific spaces for smaller gatherings of users. This seating will also act as a physical barrier containing the extent of spill out seating from the major food and beverage retail space No.3

Refer to :      Appendix D

3.      The final fit-out arrangements for the retail spaces will dictate the final vision for the specific activation of the Plaza.  
For example Retail spaces one and three are highly likely to provide an outdoor seating area immediately beyond the shop fronts of these spaces. This will allow for specific public activation of these spaces while still allowing a level of permeability within the overall Plaza landscape.



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Section 2      Responding to City of Sydney letter (dated 22 May 2006) :

Item 1      *"The documentation prepared by the applicant stipulates that the overall building envelope has been reduced in comparison to the approved Stage 1 envelope. However, Condition 3 of D/2004/655 (the Stage 1 consent) requires "that the ultimate building design, including all plant and services, [emphasis added] will be entirely within the approved envelope". The applicant has not adequately justified the protrusion of the roof top plant and lift motor room which go beyond the approved Stage 1 building envelope. This should be addressed prior to the determination of the application."*

Response :      The documentation included in the EA is the same documentation that was endorsed by the City of Sydney on 7th June 2005. The documentation clearly identifies where the building envelope has deviated from the original Stage 1 DA identifying all building envelopes for approval. The original Stage 1 DA submission to the City of Sydney depicted an overall building envelope with an appropriate estimation of the Plant room requirements at roof level.

The plant area to the rooftop has been delineated as an indicative design footprint as final details only occur when the project is fully documented. The USYD Central building envelopes formed part of the Stage 1 DA and was identified in this manner. We note that the building envelope as defined includes all associated Plant. This was clearly discussed with members of the Planning Department at a Council meeting where sketch diagrams were presented for feedback. Our understanding from that meeting was that we were to prepare comparative diagrams describing the amendments to the building envelope from the original Stage 1 DA for a Stage 2 DA (now the EA to DoP) for feedback. These diagrams are now the endorsed drawings.

We note that the Plant room has always been considered as part of the building envelope and identified as an indicative area to the rooftop of the building; the endorsed documents are consistent with this depiction. The main purpose of the endorsed comparison documents was to indicate where the building had grown and reduced between the original Stage1 DA and the proposed Stage 2 DA (now the EA to DoP). The comparison for the building envelope was proposed as a three-dimensional appraisal depicted both in plan and elevation studies. The comparison documents clearly describe a reduction in building envelope throughout the proposal, it is never an intent to include the plant room as part of the comparison diagrams.

We note for your purposes that the rooftop plant is small by normal building standards, for a similar building of this floor area and function, as the introduction of chilled beam technology has reduced the mechanical plant footprint.

We attach for your information some three dimensional views of the proposed USYD Central building to substantiate our view that the Plant room does not represent a substantial impact in terms of building mass to the top of the building when viewed from a number of locations along City Road and also form Maze Green.

Reference : Appendix E

Appendix J

**Item 2** *"The proposed plaza area of the USYD Central Building is unsatisfactory in its current form due to the extent of uninterrupted, hard paved areas. It is recommended that additional details and/or design amendments be sought from the applicant to improve this area through suitable landscaping measures."*

**Response :** See previous comments and response on Plaza Design to DoP (Refer to Item 3d and 3e)

**Item 3** *"The Heritage Interpretation Strategy provided with the application is unsatisfactory in that it does not meet the requirements of Condition 7 of Development Consent D/2005/471 issued by the City of Sydney on 28 September 2005 (as amended by Section 96 on 5 April 2006) (copy attached). In this regard, a condition is recommended to be imposed on any consent issued for the USYD Central Building which requires an Interpretation Strategy to be submitted to and approved by Council, prior to works commencing. The Interpretation Strategy should include, but is not limited to, the provision of details of public art interpretation through design and/or the display of selected artefacts and/or other material, appropriate to the education of the public in the history and significance of the site. It is to specifically include and interpretation of the significance of the Tin Sheds as part of the development of the USYD Central building on the campus."*

**Response :** We refer you to the attached Interpretation Strategy.

**Reference :** Appendix F

**Item 4** *"The application includes a Stage 1 Contamination Assessment which concludes with the assessment indicates the presence of "hot spot" areas in relation to potential contamination. In this regard, it is recommended that prior to granting of development consent, the applicant prepare and submit a Stage 2 Detailed Investigation in accordance with Clause 3.4.1 of the SEPP 55 Guidelines and the Department of Environment and Conservation's (DEC) Guidelines for Consultants Reporting on Contaminated Sites (1997) by an Accredited Site Auditor to define the nature, extent and degree of contamination, to assess potential risks posed by contaminants to health and the environment; and to obtain sufficient information to develop a remedial action plan (RAP), if required, to be submitted to the Department of Planning with a site audit report. Part 3.4.3 of the City of Sydney Contaminated Land DCP 2004 requires a remedial action plan (RAP) be prepared for all remediation proposals, as a guide to the objectives of the remediation and to assist in the planning of work. The submission of a RAP is required if the Stage 2 detailed investigation concludes that the land is not suitable for the proposed use in the present state. Prior to determining the development application, the consent authority must be satisfied that remedial measures have been, or will be undertaken in accordance with the submitted RAP, in order to make the site suitable for the proposed use."*

*Council's Contaminated Land DCP also requires that the RAP be reviewed by a NSW EPA accredited site auditor and include a statement issued by that auditor certifying that the RAP is practical and the site will be suitable after remediation for the proposed use."*

Response : A Stage 2 Detailed Investigation has been produced for the project and as per its recommendation, a RAP has been commissioned for the project site. Requests for proposals have also been requested from a number of NSW EPA accredited site auditors. We would request that should the completion of the RAP and the appointment of the auditor be included in the consent conditions for the project, they should be listed as prior to commencement of works requirements rather than prior to development approval.

Reference : Appendix H

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**Section 3      Responding to Recommended Conditions of Consent for USYD Central Building, City of Sydney letter (dated 22 May 2006) :**

We submit that compliance will be adhered to with respect to items listed in City of Sydney's 'Recommended Conditions of Consent for USYD Central Building, with the exception of Items 1, 7, 8, 17 and 31. Please refer to the attached letter from Capital Insight, dated 9 June 2006 for details (Refer to Appendix K).

Should you require any further information or need to clarify anything in relation to the Preferred Project Report, please do not hesitate to contact me.

Yours sincerely,



per.

Bill Krotiris

Project Architect

Encl.

## APPENDIX E. ENVIRONMENTAL ASSESSMENT

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To be provided on disk