

# Director-General's Requirements

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

<b>Application number</b>	07_0158
<b>Project</b>	<p>Project Application for the proposed development of the Abercrombie Street Precinct comprising:</p> <ul style="list-style-type: none"> <li>• Site layout and 11 new building envelopes, varying from 2-7 storeys in height</li> <li>• A total GFA of 50,000-60,000m<sup>2</sup> for a broad range of university uses including teaching and research, general purpose theatres, university housing, university services, retail and parking</li> <li>• Proposed open space and a new pedestrian link through the site</li> <li>• Approximately 300 underground car spaces.</li> </ul>
<b>Location</b>	Abercrombie Street Precinct (bounded by Darlington Lane to the north, Abercrombie Street to the south, Codrington Street to the east and Golden Grove Street to the west) excluding Darlington Public School.
<b>Proponent</b>	University of Sydney
<b>Date issued</b>	5 November 2009
<b>Expiry date</b>	If the Environmental Assessment (EA) is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment
<b>Key Assessment Requirements</b>	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> <li><b>1. Relevant EPI's and Guidelines to be addressed:</b> <ul style="list-style-type: none"> <li>• Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> <li>◦ SEPP (Building Sustainability Index: BASIX) 2004</li> <li>◦ SEPP (Infrastructure) 2007</li> <li>◦ SEPP 55 – Remediation of Contaminated Sites</li> <li>◦ South Sydney LEP 1998</li> </ul> </li> <li>• Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.</li> </ul> </li> <li><b>2. Built Form/Design and Visual Impacts</b> <p>Demonstrate that the proposal is of a high standard of architectural and urban design which addresses:</p> <ul style="list-style-type: none"> <li>• Density, height, bulk and scale of the proposal within the context of the locality.</li> <li>• Design quality with specific consideration of the siting, massing, setbacks and amenity impacts for adjoining and surrounding development. In particular, the proposal's compatibility with the existing character and built form of the neighbourhood and site, including the Darlington Road heritage items adjacent to the subject site.</li> <li>• Visual impacts upon the public domain</li> <li>• Detail the nature of the links between various buildings which are located above Council's roadways</li> <li>• Consideration of the objectives of the Redfern-Waterloo Built Environment Plan and redevelopment of the North-Eveleigh precinct.</li> </ul> </li> <li><b>3. Environmental and Residential Amenity</b> <p>Provide details and an assessment of the following issues and outline any mitigation</p> </li> </ol>

measures that may be necessary to achieve a high level of amenity:

- *Solar access*: Shadow diagrams are to be submitted demonstrating impacts of the proposal on both public and private open space areas and on adjoining properties.
- *Wind effects*: demonstrate the design achieves appropriate wind speeds for all publicly accessible spaces.
- *Visual Privacy*: ensure the design minimises overlooking into adjoining properties.
- Indicative layouts of proposed student accommodation.
- Protection of views, where relevant.

#### **4. Transport and Accessibility**

Prepare a Traffic and Transport Impact Study in accordance with the RTA's Guide to Traffic Generating Developments which addresses the following matters:

- traffic generation including daily and various peak traffic movements and the increase in the level and type of traffic associated with the proposal;
- impacts and resultant upgrades to street parking, the road network including laneways, arterial roads, intersections, signage and road capacity resulting from the project;
- cumulative impacts on the local and subregional area including the future development of the North Eveleigh Site;
- assessment of the likely impact of truck traffic on nearby residential areas; potential increase in toxicity levels of loads transported (including an incident management strategy) and anticipated route of trucks on major arterial and the local road network including origins and destinations.
- Details of public transport accessibility and strategies to encourage public transport patronage including pedestrian and cyclists;
- Pedestrian and cyclists accessibility; existing peak movements; adequacy of the proposal to meet likely future demand; need for upgrading or improvement works; links to Redfern Railway Station and the future bridge link;
- Vehicular access, car parking and bicycle arrangements;
- Detail adequate emergency vehicle access.

#### **5. Heritage**

Prepare a Heritage Impact Statement in accordance with the Heritage Manual (NSW Heritage Office) addressing:

- impacts on identified heritage items adjacent to and on the site, any other items of heritage significance and the Golden Grove Conservation Area. In particular, the impacts and proximity of the proposed building envelopes in the rear yards of the Darlington Road heritage items.
- The significance of the IXL factory and Carpentry Workshop to the future Darlington Campus and the impacts of the proposal on these buildings.

An assessment of the sites archaeological significance is also required (note an Archaeological Impact Assessment is required where the site is a potential archaeological site).

#### **6. Safety/Public Domain/Landscaping**

Demonstrate how the proposal will:-

- Maximise safety, security, surveillance and activity within the public domain and the basement car park and show consistency with 'Safer by Design' principles.
- Ensure access for people with disabilities.

Consideration of these issues is to include the new pedestrian link and open spaces.

#### **7. Social Impacts**

	<p>The EA is to outline the social impacts of the proposal, infrastructure requirements and how it supports the development of a sustainable community within the wider area. The EA is to clarify whether the existing community services are to be retained or relocated.</p> <p><b>8. Ecologically Sustainable Development (ESD)</b> Detail how the development will incorporate ESD principles.</p> <p><b>9. Stormwater/Flooding</b> The EA is to address drainage and identify localised and downstream flooding issues with the aim to reduce stormwater flows through rainwater harvesting and retention and, where relevant, incorporation of Water Sensitive Urban Design measures.</p> <p><b>10. Public Services/ Infrastructure and Utilities</b></p> <ul style="list-style-type: none"> <li>• Address provision of public services and infrastructure having regard to the Redfern-Waterloo Authority's Contributions Plans and Redfern-Waterloo Authority's Affordable Housing Contributions Plan.</li> <li>• In consultation with relevant agencies, address the existing capacity and requirements of the development for water and sewerage infrastructure, electricity, waste disposal, telecommunications and gas and detail any augmentation required.</li> <li>• Identify funding arrangements to implement the required works on regional roads in the area.</li> </ul> <p><b>11. Staging</b> The EA is to detail the proposed staging of the development in the context of the University's overall master plan.</p> <p><b>12. Potential On Site Contamination</b> The EA is to demonstrate that the site is suitable to accommodate the proposed uses in accordance with SEPP 55.</p> <p><b>13. Dedication</b> Details of any proposed dedication of the open space to Council or other authority are to be provided.</p>
<b>Consultation</b>	<p>Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i> including:</p> <p>Public:</p> <ul style="list-style-type: none"> <li>• Private landowners (of Darlington Road terraces) adjacent to the precinct; and</li> <li>• Any other relevant individuals/groups.</li> </ul>
<b>Deemed refusal period</b>	60 days

## Attachment 1: Plans and Documents to accompany the Application

General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. an executive summary;</li> <li>2. a thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;</li> <li>3. details of the proposed layout, built form, land uses, size and scale of the main components of the development, student numbers and staff accommodated, FSR, height (AHD);</li> <li>4. an assessment of the key issues specified above and a table outlining how these key issues have been addressed;</li> <li>5. an assessment against the objects of the Act, (Environmental Planning &amp; Assessment Act 1979 - Section 5).</li> <li>6. an assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;</li> <li>7. the plans and documents outlined below;</li> <li>8. a signed statement from the author of the EA certifying that the information contained in the report is not false or misleading;</li> <li>9. a quantity surveyor's cost estimate report to verify the capital investment value of the project, calculated in accordance with the definition of 'CIV' in accordance with SEPP Major Projects (2005) - this definition should be quoted in the QS letter/report;</li> <li>10. a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest; and</li> <li>11. landowners' consent for the development site (including City of Sydney).</li> </ol>
Plans and Documents	<p>The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application:</p> <ol style="list-style-type: none"> <li>1. The <b>existing site survey plan</b> is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> <li>• the location of the land, boundary measurements, area (sq. m) and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site;</li> <li>• location and height of adjacent buildings and private open space;</li> <li>• all levels to be to Australian Height Datum; and</li> <li>• location of any trees including street trees within 5m of the site.</li> </ul> </li> <li>2. A <b>Site Analysis Plan</b> must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property boundaries and dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, street features, slope and topography, utility services, orientation, view corridors, prevailing winds and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).</li> <li>3. A <b>locality/context plan</b> drawn to 1:500 scale (or other appropriate scale) should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas;</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> </ol>

	<p>4. A scale model of the proposed development.</p> <p>5. The <b>Architectural drawings</b> (where relevant) are to be drawn to scale and illustrate the following:</p> <ul style="list-style-type: none"> <li>the location of any existing building envelopes or structures on the land in relation to the boundaries of the land, any development on adjoining surrounding land and the proposed buildings on the site;</li> <li>the proposed building envelopes detailing the footprint and siting of the buildings, bulk and scale and setbacks between existing and proposed buildings;</li> <li>where relevant, indicative floor plans of the proposed buildings showing the layout, room uses, sizes and orientation;</li> <li>indicative elevations including sections of levels of the proposed buildings;</li> <li>where relevant, the location and size of vertical and horizontal circulation of lifts, stairs and corridors including indicative roof plans;</li> <li>communal facilities and servicing points (where relevant);</li> <li>the height of the proposed buildings in relation to the land (AHD);</li> <li>any changes that will be made to the level of the land by excavation, filling or otherwise;</li> <li>the level of the lowest floor, the level of any unbuilt area and the level of the ground;</li> <li>parking arrangements, where vehicles will enter and leave the site, and how vehicles will move about the site and an indicative basement plan;</li> <li>pedestrian access to, through the site and within the site.</li> </ul> <p>6. The <b>shadow diagrams</b> showing solar access to the site and adjacent properties including open space areas and the schools playground at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.</p> <p>7. The <b>Other plans and reports</b> including (where relevant):</p> <ul style="list-style-type: none"> <li><b>Arborist Report</b> –detailing all trees on site, street trees within 5m of the site and the height, canopy spread, condition and appropriate tree protection measures.</li> <li><b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management from the site to the Council drainage system and include a detailed site survey.</li> <li><b>View Analysis</b> - Visual aids including photomontages, artists impressions of the proposed buildings in the context of the surrounds and key vantage points.</li> <li><b>Landscape Public Domain Concept Plan</b> – to illustrate the treatment of all communal/public open space areas, surfaces (pavers, lawn) and detail any street furniture, signage, lighting and tree/plant species (numbers, mature height &amp; spread).</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>1 copy of the EA, plans and documentation for the Test of Adequacy;</li> <li>12 hard copies of the EA (once the EA has been determined adequate);</li> <li>12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale);</li> <li>1 copy of the EA and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below).</li> </ul>
<b>Electronic Documents</b>	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:</p> <ul style="list-style-type: none"> <li>Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files;</li> <li>File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files;;</li> <li>Image files should not be bigger than 2Mb. The file names will need to be clear and</li> </ul>

	<p>logical so the Department can publish them in the correct order;</p> <ul style="list-style-type: none"><li>• Graphic images will need to be provided as [.gif] files;</li><li>• Photographic images should be provided as [.jpg] files;</li><li>• Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each;</li><li>• Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order.</li></ul> <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.</p>
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