



NSW GOVERNMENT
Department of Planning

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Our ref: MP 09_0005 & MP 09_0007
File: S09/00060

Ms Stephanie Ballango
JBA Urban Planning Consultants P/L
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Dear Ms Ballango,

**Moore Theological College – Concept Plan MP 09_0005 and Stage 1 Project Application
MP 09_0007 Director General's Requirements**

I refer to your request for Director General's requirements for the above Project made on 22 December 2008.

You are advised that on 30 December 2008, pursuant to Clause 6 of the *State Environmental Planning Policy (Major Projects) 2005*, the Director General (as delegate for the Minister for Planning) formed the opinion that the proposed redevelopment of Moore Theological College meets the criteria in Clause 20, Schedule 1 of the Major Projects SEPP. On 7 January 2009, the Minister authorised the submission of a Concept Plan for the site.

The Director General's Requirements (DGRs) for the proposed Concept Plan and Stage 1 Project Application are attached with this letter, pursuant to Section 75F (2) of the *Environmental Planning and Assessment Act 1979* (the Act). They have been prepared in accordance with the Act after considering relevant guidelines. Comments from the RTA have not been received to date, however these will be forwarded to you should comments be received at a later date.

The DGRs have been based on information provided with your application. Section 75F (3) of the Act permits subsequent modification of the DGRs to address unidentified environmental impacts. If these powers are used, you will be formally notified of changes to the DGRs.

The DGRs require that you, or someone acting on your behalf, prepare an Environmental Assessment (EA) for the project. A single copy of the EA should be lodged with the Department to determine whether it adequately addresses the Director General's requirements. You will then be advised of the acceptance of the EA, the number of copies of the EA to be submitted for public exhibition, and the application fees payable.

The officer, Michelle Cramsie is available during business hours on 9228 6534 or via email to michelle.cramsie@planning.nsw.gov.au

Yours sincerely

Jason Perica
Executive Director
Strategic Sites and Urban Renewal

4/2/09

Part 3A – Project Application

Director-General's Requirements

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

Application No.	MP 09_0005 (Concept Plan) and MP 09_0007 (Stage 1 Project Application)
Project	Concept Plan and Stage 1 Project Application – Moore Theological College Concept Plan for the redevelopment of Moore Theological College, Newtown, and Stage 1 Project Application for a new library building.
Site	Moore Theological College site adjoining King Street, Carillon Avenue, Little Queen Street and Campbell Street, comprising of lots detailed in the attached Schedule.
Proponent	JBA Urban Planning Consultants P/L (on behalf of Moore Theological College).
Date of Issue	4 February 2009 <i>(If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.)</i>
General Requirements	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the proposal comprising: <ul style="list-style-type: none"> ◦ description of the site including cadastre and title details; ◦ design, construction, operation, maintenance, rehabilitation and staging as applicable; ◦ project objectives and need; ◦ consideration of alternatives to the proposal. • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and • a statement on the validity of the Environmental Assessment, the qualifications of person(s) preparing the assessment and that the information contained in the Environmental Assessment is neither false nor misleading.
Key Assessment Requirements	<p>Relevant EPIs, Guidelines and other requirements to be addressed</p> <ul style="list-style-type: none"> • Planning provisions applying to the site, including permissibility and the provisions of plans and policies including South Sydney LEP 1998, SEPP 55 and SEPP 65, as appropriate. • Comparison of proposed heights and FSRs to Council's existing and proposed controls, including Council's Urban Design Study. • Nature and extent of non-compliance with the plans and policies listed above and justification for any departure. <p>Built Form/Urban Design</p> <ul style="list-style-type: none"> • Indicative plans, elevations and sections for the Concept Plan area to detail the urban design, height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography, streetscape and view corridors. • View analysis, including artist's perspective and photomontages. • Details of the proposed landscaping and open space areas. • Consideration of safety and security issues for those using the site, and in adjoining public areas. • Detailed plans, elevations, sections, photomontages, schedule of finishes etc for the proposed Stage 1 Project Application. <p>Environmental and Residential Amenity</p> <ul style="list-style-type: none"> • Address solar access, visual privacy, acoustic privacy, views, visual impact and wind impacts, and achieve a high level of environmental amenity within the subject site and amenity for adjoining properties. The proposal must demonstrate that the proposed siting of buildings does not have unacceptable level of impacts on overshadowing, privacy and outlook of buildings within the site and on adjoining sites.

Transport and Accessibility

- A Transport and Accessibility Study in accordance with the Roads and Traffic Authority's *Guide to Traffic Generating Development*, with particular regard to:
 - Existing road capacity, traffic conditions, expected impacts and any upgrade requirements;
 - Daily and peak traffic movements and impacts on intersections;
 - Access arrangements to and within the site;
 - Delivery, servicing and loading arrangements; and
 - Pedestrian and bicycle linkages to and within the site.
- Impacts on traffic and access resulting from the proposed partial closure of Little Queen Street.
- Measures to promote public transport usage and reduce car usage.
- Proposed car parking arrangements. Demonstrate a minimalist approach to car parking provision based on the accessibility of the site to public transport.
- Detail the existing pedestrian and cycle movements within the vicinity of the subject site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access.
- Identify various Travel Demand Management (TDM) measures that will optimise the opportunity provided by the projects sites proximity to public transport.

Ecologically Sustainable Development (ESD)

- Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development including water sensitive urban design measures, water re-use, energy efficiency, energy minimisation/generation, recycling and waste disposal.

Heritage

- Prepare a Conservation Management Strategy for the Concept Plan site demonstrating areas/items of heritage significance, areas of development potential while retaining heritage significance, archaeological potential and desirable conservation works.
- Prepare a Heritage Impact Statement for the project application in accordance with the Heritage Branch publication 'Statement of Heritage Impact'.
- Measures to encourage adaptive reuse of the heritage buildings in Little Queen St.

Staging

- Include details regarding any proposed staging of the development including impacts of existing staff, students, car parking etc.

Construction and operational impacts

The EA should address the following:

- Any likely geotechnical impacts;
- Any potential contamination on the site to address SEPP 55;
- Noise and vibration;
- Details of any cut and fill and whether any fill is proposed to be imported or exported to/from the site;
- Sediment and erosion controls;
- Waste management;
- Construction management to mitigate the impacts associated with demolition and construction of the new works, including impacts for pedestrians and cyclists, and provision of car parking for construction workers.

Disabled Access

- Ensure the proposed Stage 1 Project Application will achieve compliance with the Disability Discrimination Act 1992, BCA and relevant Australian Standards.

Drainage, Stormwater and Groundwater Management

- Identify drainage, stormwater and groundwater management issues including topography, on site stormwater detention, water sensitive urban design and drainage infrastructure.

	<p>Utilities/Services</p> <ul style="list-style-type: none"> In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of any infrastructure works, and details of any proposed easements. <p>Planning Agreements and/or Developer Contributions</p> <ul style="list-style-type: none"> Address Council's Section 94 Development Contributions Plan and provide any intended scope of developer contributions between the proponent and Council. <p>Draft Statement of Commitments</p> <ul style="list-style-type: none"> Proposed mitigation and management of residual impacts. A Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.
Test of Adequacy	<p>If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent.</p> <p>The Director-General may modify these requirements by further notice to the proponent.</p>
Consultation Requirements	<p>During the preparation of the Environmental Assessment, you should undertake an appropriate level of consultation with the relevant Local or State government authorities, service providers, existing staff at Moore Theological College and other stakeholders.</p> <p>In addition the EA is to include written evidence of consultation with the following:</p> <p>Agencies, other authorities and groups:</p> <ul style="list-style-type: none"> City of Sydney Council NSW Roads and Traffic Authority NSW Ministry of Transport All relevant utility providers
Deemed Refusal Period	60 days (see Clause 8E of the <i>Environmental Planning and Assessment Regulation 2000</i>)
Application Fee Information	The application fee is based on Capital Investment Value (CIV) of the project as defined in the Major Projects SEPP and as set out in Clause 8H of the <i>Environmental Planning and Assessment Regulation 2000</i> . To verify the cost of works for this project you are requested to submit a Quantity Surveyor's report to detail the CIVs of the Concept Plan and the Stage 1 Project Application.
Landowners Consent	Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> .