



NSW GOVERNMENT
Department of Planning

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Our ref: MP 09_0021

Living Education
C/O Mario Hadjia
Hutchinson Builders
PO Box 373
Rosebery NSW 2015

Dear Mr Hadjia,

**Director-General's Environmental Assessment Requirements
BUILDING 6-UNIVERSITY OF TECHNOLOGY BROADWAY CAMPUS**

I refer to your proposed Project Application for Building 6 at the University of Technology Sydney (UTS) Broadway Campus and your request for Director-General's Environmental Assessment Requirements for the preparation of an Environmental Assessment to support the Project Application.

On 4 September 2008, the Minister formed the opinion that under Clause 6 of the Major Project SEPP that your proposed Concept Plan was a Major Project to which Part 3A of the Environmental Planning and Assessment Act applies. On the same day the Minister also authorised your request to submit a Concept Plan for that proposal. In this instance, this opinion is considered to apply to the proposed Project Application which you intend to lodge concurrently with your Concept Plan and accordingly, also authorises your request to submit a Project Application for Building 6.

With regards to the Project Application, the Director-General's Environmental Assessment Requirements are attached. The Requirements were developed from information provided within your preliminary environmental assessment and with regard to consultation by the Department with key stakeholders in preparing the Director-General's Environmental Assessment requirements for the Concept Plan.

Section 75F(3) of the Act permits subsequent modification of the Director-General's Requirements and may be invoked to address unidentified environmental impacts. If these powers are used, you will be formally notified of changes to the Requirements.

Once you have lodged the Environmental Assessment, the Department, in consultation with other agencies where relevant and applicable, will undertake a "test of adequacy" of the submitted documentation. Following that review, if deemed adequate, the Environmental Assessment will be publicly exhibited by the Department for a minimum period of 30 days.

You should keep the contact officer for this project up to date with the preparation of the Environmental Assessment and, where relevant, any emerging issues. The contact officer, Sara Roach, is available during business hours on 9228 6373 or email at Sara.Roach@planning.nsw.gov.au.

Yours sincerely,

5/2/2009

Simon Bennett
**Team Leader
Strategic Assessments**

Director-General's Requirements

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

Major Project No.	MP 09_0021 (Project Application)
Project Description	<p>Project Application – Building 6, University of Technology Sydney (UTS) Broadway</p> <p>The proponent is seeking project application approval for the construction of a 15 storey tower building over the existing 7 storey building (Building 6). The main elements comprise: up to 22,000m² (GFA) of student accommodation (up to 850 students) within the new tower, 7,000m² (GFA) of educational, retail and/or café uses as extensions and modifications to the existing building and improved pedestrian links between Ultimo Pedestrian Network and Harris Street.</p>
Site	Building 6, 702-730 Harris Street, Ultimo (UTS City Campus)
Proponent	Living Education
Date of Issue	<p>5/2/2009</p> <p><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></p>
General Requirements	<p>The Environmental Assessment (EA) must include</p> <ol style="list-style-type: none"> (1) An executive summary; (2) Detailed description of the project including the: <ol style="list-style-type: none"> (a) project objectives and strategic justification for the project; (b) description of the site including cadastral and title details; (c) textual and diagrammatic articulation of the proposal; (d) design, construction, operation, management and staging, as applicable; and (e) alternatives considered. (3) An assessment of the environmental impacts of the project, with particular focus on the Key Assessment Requirements specified below; (4) Draft Statement of Commitments, outlining commitments to public benefits including State and local infrastructure provision or contributions, environmental management, mitigation and monitoring measures and clear indication of responsibilities; (5) Signed statement from the author of the EA confirming that the information is neither false nor misleading; and (6) Report from a quantity surveyor identifying the capital investment value of the Concept Plan.
Key Assessment Requirements	<p>Part A – Heads of Consideration</p> <ul style="list-style-type: none"> • Land title and ownership details for all parcels of land to form the development site. • Suitability of the site; • Likely environmental, social and economic impacts; • Previous DA's lodged on the site; • Justification for undertaking the project; • Demonstrate how the proposed building achieves design excellence including: <ul style="list-style-type: none"> ○ Achieving a high standard of architectural design, materials and detailing appropriate to the building type and location; ○ The form and external appearance of the building and how it will improve the quality and amenity of the public domain; ○ The sustainable design principles incorporated into the building design in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resources, water and energy efficiency; and ○ The process and design evolution/competitive design process leading to the proposal. • Public Interest.

Part B – Relevant EPIs, Guidelines and other requirements to be addressed

- Planning provisions applying to the site including permissibility and the provisions of all plans and policies including:
 - all relevant State Environmental Planning Policies,
 - City of Sydney LEP 2005 and relevant DCP's;
 - Metropolitan Strategy '*City of Cities: A Plan for Sydney's Future*';
 - Urban Transport Statement;
 - Sydney City Subregional Strategy; and
 - The State Plan.
- Nature and extent of compliance with relevant EPIs.

Part C – Key Issues to be addressed

Requirements of the Department are as follows:

1. Site Analysis

- Site and context analysis plan that identifies the relevant natural and built environmental features within and adjoining the site with particular attention to the integration of the development within the existing and future (as indicated in the Concept Plan) campus layouts and the CUB development.
- Survey Plan including site boundaries, levels, building elements to be retained and easements.
- Plan showing how the proposal will integrate with future development on the UTS Campus and surrounding properties including the CUB site.

2. Land Use

- Identify proposed staging and timing for the development and pedestrian upgrades and land uses to be contained in each stage.
- Table listing different land uses, FSR, development yield, site coverage for each use and total GFA for the development.

3. Urban Design and Built Form

- Detailed plans, elevations and sections showing height, bulk, scale of the proposed built form in relation to existing and proposed site levels, buildings to be retained and the surrounding locality including within the context of the Concept Plan proposal and adjoining future development (ie CUB site)
- 3D modelling of the proposed building within the UTS Concept Plan and in the context of the proposed future CUB development as approved and as proposed to be modified.
- Demonstration of how the development including the landuses, height, bulk, scale and design is consistent with the quality controls established for the Concept Plan.
- Photomontages and artists impressions of key elements and views of the development from close-up and distant vantage points including the Ultimo Pedestrian Network, Harris Street and Broadway/George Street, and street frontages.
- A materials/finishes sample board and detailed elevations confirming the application of materials and finishes.

4. Public Domain and Streetscape

- Detailed plans and sections of the proposed public domain showing the pedestrian network, linkages to adjoining sites, permeable spaces, car parking, solar access, landscape treatments, public artwork locations and signage (way finding and identification).
- Sections showing relationship of the building to the public domain, including any weather protection on major pedestrian routes and location of outdoor dining/active uses.

- Pedestrian circulation diagram showing main pedestrian routes within the site and pedestrian entries to the building, connections to adjacent uses and how level changes will be accommodated.
 - Active frontages diagram showing location of active frontages within the development, with particular reference to Harris Street and the Ultimo Pedestrian network during both day and night.
- 5. Amenity**
- Shadow diagrams illustrating the impact of proposed building on the site and on adjoining land, with particular regard to public domain. The shadow diagrams are to show the impact on existing development and proposed future development both on the site and on adjoining land.
 - A wind analysis addressing the impacts of the tower construction on neighbouring development and the public domain.
 - A reflectivity analysis to demonstrate the impacts of the reflectivity from the façade design on the road network and public domain.
 - Address potential overlooking impacts from the proposed development to adjoining development.
 - View analysis of significant views and vistas that would be impacted on by the proposal.
- 6. Traffic and Transport**
- Traffic Study in accordance with the Roads and Traffic Authority's *Guide Traffic Generating Developments*, with particular regard to:
 - Existing road capacity, expected impacts on local and regional roads and any upgrade requirements;
 - Internal road layout and access arrangements;
 - Pedestrian and bicycle linkages;
 - Parking requirements
 - Access for emergency vehicles; and
 - Voluntary Planning Agreement addressing MoT's requirements.
 - Proposed number of car parking spaces and compliance with the relevant parking codes.
 - Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need for funding of or upgrading road improvement works, as relevant.
 - Details of any local and regional road upgrades, as relevant to the proposal.
- 7. Heritage**
- Heritage Impact Statement (HIS) assessing impacts of the proposed development on the existing campus layout and buildings and heritage items within the site and the vicinity of the site, as relevant.
 - Details of any Aboriginal cultural heritage significance or items.
 - Archaeological assessment of the site.
- 8. Landscape**
- Detailed landscape plan indicating any trees to be retained and proposed landscaping treatments including levels, finishes and species selection.
- 9. Ecologically Sustainable Development**
- Demonstrate how the development will satisfy ESD principles, including BASIX (or a suitable alternative), water sensitive urban design measures, energy efficiency, recycling and waste disposal.

	<p>10. Geotechnical and Contamination</p> <ul style="list-style-type: none"> • Geotechnical report detailing matters such as the suitability of the site for its proposed use, slope stability, erosion hazard, earthworks and retention methods and excavation/ construction methodology to meet Railcorp requirements, as relevant. • Demonstrate that the existing building is structurally capable of supporting the new development. • Measures to be undertaken in accordance with SEPP 55 to address contamination issues. <p>11. Utilities and Infrastructure</p> <ul style="list-style-type: none"> • Utility and infrastructure servicing, demonstrating development can be adequately serviced for water supply, wastewater, stormwater, electricity, gas and communications. • Demonstrate appropriate provision of social infrastructure and services to supported expected population increase. • Potential impacts on rail infrastructure. <p>12. Drainage, Stormwater and Groundwater Management</p> <ul style="list-style-type: none"> • Identify drainage, stormwater and groundwater management issues. <p>13. Developer Contributions</p> <ul style="list-style-type: none"> • Scope and justification for any developer contributions proposed. <p>14. Consultant Reports:</p> <ul style="list-style-type: none"> • The application is also to include technical reports addressing the following: Construction Management, Operational Management, Waste Management, Contamination, Environmental Management and the Building Code of Australia. • A statement addressing the key design quality principles in SEPP 65.
Consultation Requirements	<p>Written evidence shall be submitted to demonstrate that an appropriate level of consultation has been undertaken with the following relevant parties during the preparation of the Environmental Assessment having regard to previous consultation.</p> <p>a) <i>Agencies and other authorities:</i></p> <ul style="list-style-type: none"> • Council of the City of Sydney; • NSW Ministry of Transport; • NSW Roads and Traffic Authority; • Railcorp; • NSW Heritage Council; • NSW Department of Education and Training; and • All relevant utility providers. <p>Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.</p> <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>
Landowner's Consent	Landowner's consent (for each land parcel) is to be provided within the EA in accordance with clause 8F of the Environmental Planning & Assessment Regulation 2000.
Deemed refusal period	60 days
Documents to be submitted	<p>Eight hard copies of the EA with plans to be to scale and A3 in size.</p> <p>Eight copies of the EA and plans on CD-ROM (pdf format)</p>