



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 our meeting on 11<sup>th</sup> February 2009 and the subsequent letter from JBA dated 13<sup>th</sup> February 2009 in relation to the Project Application for Building 6 at the University of Technology Sydney (UTS) Broadway Campus and your request for the Director-General's Environmental Assessment Requirements to be modified to more precisely reflect the scope of your development proposal.

The Department has reviewed your request in light of the additional project information presented at the meeting and as documented in JBA's letter. Accordingly, pursuant to Section 75F(3) of the Act, the Department is pleased to enclose revised Director-General's Environmental Assessment Requirements for your proposal. These revised requirements entirely supersede those issued on 5<sup>th</sup> February 2009 and should form the basis of your Environmental Assessment Report.

Please don't hesitate to contact Sara Roach, during normal business hours on 9228 6373 or email at [Sara.Roach@planning.nsw.gov.au](mailto:Sara.Roach@planning.nsw.gov.au). should you need to discuss this matter further.

Yours sincerely,

Jason Perica  
**Executive Director**  
**Strategic Sites and Urban Renewal**

17/2/09

# Director-General's Requirements

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

<b>Major Project No.</b>	MP 09_0021 (Project Application)
<b>Project Description</b>	<p><b>Project Application – Building 6, University of Technology Sydney (UTS) Broadway</b></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 22,000m<sup>2</sup> (GFA) of student accommodation (up to 850 students) within the new tower, 7,000m<sup>2</sup> (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>
<b>Site</b>	<b>Building 6, 702-730 Harris Street, Ultimo (UTS City Campus)</b>
<b>Proponent</b>	Living Education
<b>Date of Issue</b>	<p>17/12/09</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>
<b>General Requirements</b>	<p>The Environmental Assessment (EA) must include</p> <ol style="list-style-type: none"> <li>(1) An executive summary;</li> <li>(2) Detailed description of the project including the: <ol style="list-style-type: none"> <li>(a) project objectives and strategic justification for the project;</li> <li>(b) description of the site including cadastral and title details;</li> <li>(c) textual and diagrammatic articulation of the proposal;</li> <li>(d) design, construction, operation, management and staging, as applicable; and</li> <li>(e) alternatives considered.</li> </ol> </li> <li>(3) An assessment of the environmental impacts of the project, with particular focus on the Key Assessment Requirements specified below;</li> <li>(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;</li> <li>(5) Signed statement from the author of the EA confirming that the information is neither false nor misleading; and</li> <li>(6) Report from a quantity surveyor identifying the capital investment value of the Concept Plan.</li> </ol>
<b>Key Assessment Requirements</b>	<p><b>Part A – Heads of Consideration</b></p> <ul style="list-style-type: none"> <li>• Land title and ownership details for all parcels of land to form the development site.</li> <li>• Suitability of the site;</li> <li>• Likely environmental, social and economic impacts;</li> <li>• Previous DA's lodged on the site;</li> <li>• Justification for undertaking the project;</li> <li>• Demonstrate how the proposed building achieves design excellence including: <ul style="list-style-type: none"> <li>○ Achieving a high standard of architectural design, materials and detailing appropriate to the building type and location;</li> <li>○ The form and external appearance of the building and how it will improve the quality and amenity of the public domain;</li> <li>○ 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</li> <li>○ The process and design evolution/competitive design process leading to the proposal.</li> </ul> </li> <li>• Public Interest.</li> </ul>

**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.
- 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.

**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 development.
- 3D modelling and a physical model of the proposed building within the UTS Concept Plan and neighbouring development.
- 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 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 other relevant street frontages.
- A materials/finishes sample board and detailed elevations confirming the application of materials and finishes.

**4. Public Domain and Streetscape**

- Sections showing relationship of the building to the public domain including the Ultimo Pedestrian Network.
- Pedestrian circulation diagram showing main pedestrian routes within the UTS Campus 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 the Ultimo Pedestrian Network during both day and night.

	<p><b>5. Amenity</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>A wind analysis addressing the impacts of the tower construction on neighbouring development and the public domain.</li> <li>A reflectivity analysis to demonstrate the impacts of the reflectivity from the façade design on the road network and public domain.</li> <li>Address potential overlooking impacts from the proposed development to adjoining development.</li> <li>View analysis of significant views and vistas that would be impacted on by the proposal.</li> </ul> <p><b>6. Traffic and Transport</b></p> <ul style="list-style-type: none"> <li>Traffic Study in accordance with the Roads and Traffic Authority's <i>Guide Traffic Generating Developments</i>, with particular regard to: <ul style="list-style-type: none"> <li>Existing road capacity, expected impacts on local and regional roads and any upgrade requirements;</li> <li>Internal road layout and access arrangements;</li> <li>Pedestrian and bicycle linkages;</li> <li>Parking requirements</li> <li>Access for emergency vehicles; and</li> <li>Voluntary Planning Agreement addressing MoT's requirements.</li> </ul> </li> <li>Proposed number of car parking spaces and compliance with the relevant parking codes.</li> <li>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.</li> <li>Details of any local and regional road upgrades, as relevant to the proposal.</li> </ul> <p><b>7. Heritage</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p><b>8. Landscape</b></p> <ul style="list-style-type: none"> <li>Detailed landscape plan indicating any changes to the interface of the building with the Ultimo Pedestrian Network including levels and finishes, as relevant.</li> </ul> <p><b>9. Ecologically Sustainable Development</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p><b>10. Geotechnical and Contamination</b></p> <ul style="list-style-type: none"> <li>Demonstrate how the construction methodology has met Railcorp requirements, as relevant.</li> <li>Demonstrate that the existing building is structurally capable of supporting the new development.</li> <li>Demonstrate compliance with the requirements of SEPP 55, as relevant.</li> </ul>
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	<p><b>11. Utilities and Infrastructure</b></p> <ul style="list-style-type: none"> <li>Utility and infrastructure servicing, demonstrating development can be adequately serviced for water supply, wastewater, stormwater, electricity, gas and communications.</li> <li>Demonstrate appropriate provision of social infrastructure and services to supported expected population increase.</li> <li>Potential impacts on rail infrastructure.</li> </ul> <p><b>12. Drainage, Stormwater and Groundwater Management</b></p> <ul style="list-style-type: none"> <li>Identify drainage, stormwater and groundwater management issues.</li> </ul> <p><b>13. Developer Contributions</b></p> <ul style="list-style-type: none"> <li>Scope and justification for any developer contributions proposed.</li> </ul> <p><b>14. Consultant Reports:</b></p> <ul style="list-style-type: none"> <li>The application is also to include technical reports addressing the following: Construction Management, Operational Management, Waste Management, Environmental Management and the Building Code of Australia.</li> <li>A statement addressing the key design quality principles in SEPP 65.</li> </ul>
<b>Consultation Requirements</b>	<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"> <li>Council of the City of Sydney;</li> <li>NSW Ministry of Transport;</li> <li>NSW Roads and Traffic Authority;</li> <li>Railcorp;</li> <li>NSW Heritage Council;</li> <li>NSW Department of Education and Training; and</li> <li>All relevant utility providers.</li> </ul> <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>
<b>Landowner's Consent</b>	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.
<b>Deemed refusal period</b>	60 days
<b>Documents to be submitted</b>	<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>