

# Director-General's Requirements

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

<b>Major Project No.</b>	MP09_0051
<b>Project</b>	CODCD Building – Project Application (MP 09_0051): Centre for Obesity, Diabetes & Cardiovascular Diseases with a gross floor area of approximately 55,000sqm including research & teaching facilities, car parking and shared services.
<b>Location</b>	University of Sydney Camperdown Campus
<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>	<ol style="list-style-type: none"> <li><b>1. Relevant EPIs 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>○ All relevant State Environmental Planning Policies</li> <li>○ South Sydney LEP 1998</li> <li>○ Metropolitan Strategy 'City of Cities: A Plan for Sydney's Future', and</li> <li>○ Sydney City Draft Subregional Strategy</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. Site Analysis</b> <ul style="list-style-type: none"> <li>• Site analysis plan that identifies the relevant natural and built environmental features within and adjoining the site and the suitability of the site.</li> <li>• Survey Plan including site boundaries, levels, building elements to be retained and identifying any easements or other legal affectations on the title.</li> </ul> </li> <li><b>3. Land Use</b> <ul style="list-style-type: none"> <li>• Identify proposed staging and timing for the delivery of the development and land uses and activities to be contained in each stage.</li> <li>• Table listing different land uses, the floor space area, the floor space ratio, the total gross floor area and site coverage as relevant to each stage and with reference to the overall concept plan.</li> </ul> </li> <li><b>4. Urban Design and Built Form</b> <ul style="list-style-type: none"> <li>• Demonstrate how the proposed development will achieve design excellence including: <ul style="list-style-type: none"> <li>○ Achieving a high standard of architectural design, materials and detailing appropriate to each building and its location;</li> <li>○ The form and external appearance of the proposed built form and how it will improve the quality and amenity of the public domain;</li> <li>○ The sustainable design principles incorporated into the development 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 design process leading to the proposal.</li> <li>○ Detailed plans, elevations and sections.</li> <li>○ Photomontages and perspectives of key elements and views of the development from close-up and distant vantage points including from Parramatta Road, Missenden Road and St John's Oval.</li> <li>○ A materials/finishes sample board and detailed elevations confirming the application of materials and finishes for the Stage 1 development.</li> <li>○ 3D modelling and a physical model of the proposed development in accordance with the City of Sydney requirements.</li> </ul> </li> </ul> </li> </ol>

	<ul style="list-style-type: none"> <li>○ Shadow diagrams.</li> </ul>
	<p><b>5. Drainage, Stormwater and Groundwater Management</b></p> <ul style="list-style-type: none"> <li>• A Flood Study; and Stormwater and Drainage Assessment</li> <li>• Details of the extent of any dewatering.</li> </ul>
	<p><b>6. Flora and Fauna</b></p> <ul style="list-style-type: none"> <li>• Impact/s of the proposal on any ecological communities and threatened species and proposed measures to mitigate impacts.</li> </ul>
	<p><b>7. Traffic and Transport</b></p> <ul style="list-style-type: none"> <li>• Transport and Accessibility Report with particular regard to: <ul style="list-style-type: none"> <li>○ transport and traffic management within the overall University precinct including the demonstration of a minimalist approach to car parking provision;</li> <li>○ pedestrian and cycle access/circulation to meet the likely future demand within the campus and connections to the external networks; and</li> <li>○ access for emergency vehicles.</li> </ul> </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>• Modelling and assessment of the performance of key intersections providing access to the site and any upgrades (road/intersections) required as a consequence of the proposal.</li> <li>• Identification of Travel Demand Management (TDM) measures that will optimise the opportunity provided by the project site's proximity to public transport including the preparation of a Work Place Travel Plan.</li> </ul>
	<p><b>8. Heritage</b></p> <ul style="list-style-type: none"> <li>• A Heritage Impact Statement (HIS) assessing: <ul style="list-style-type: none"> <li>○ impacts on heritage items within the site including retaining appropriate view corridors, setbacks and curtilages to St Johns College and Sancta Sophia College;</li> <li>○ potential impacts on the Aboriginal cultural heritage values; and</li> <li>○ any archaeological relics.</li> </ul> </li> </ul>
	<p><b>9. Landscape</b></p> <ul style="list-style-type: none"> <li>• A Landscape Plan showing the integration of the development within the Campus and any public and private domain improvements.</li> <li>• An Arborist Report assessing the impact of the proposed development if any significant trees in the vicinity are affected.</li> </ul>
	<p><b>10. Ecologically Sustainable Development</b></p> <ul style="list-style-type: none"> <li>• Demonstrate how the development will satisfy ESD principles including water sensitive urban design measures, energy efficiency, recycling and waste disposal.</li> </ul>
	<p><b>11. Contamination</b></p> <ul style="list-style-type: none"> <li>• Demonstrate compliance with the requirements of SEPP 55 including as a minimum providing a Phase 1 Environmental Site Assessment.</li> <li>• The identification of activities relevant to each stage that may involve the use of radiation apparatus or substances pursuant to the <i>Radiation Control Act, 1990</i>.</li> </ul>
	<p><b>12. 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> </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> <b>14. Construction</b> <ul style="list-style-type: none"> <li>• A Construction and Site Management Plan including outlining: community consultation and notification; soil and water management; waste management; noise and vibration management; complaints handling; impact of construction on adjoining development and proposed measures to mitigate construction impacts.</li> <li>• A Waste Management Plan (construction and operational).</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> <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>• NSW Department of Environment and Climate Change</li> <li>• NSW Department of Water &amp; Energy;</li> <li>• All relevant utility providers; and</li> <li>• Community consultation with Royal Prince Alfred Hospital and University stakeholders.</li> </ul>
<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>Ten hard copies of the EA with plans to be to scale and A3 in size.</p> <p>Ten copies of the EA and plans on CD-ROM (pdf format).</p>



## 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>
<u>Plans and Documents</u>	<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>
<u>Documents to be submitted</u>	<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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