

Director-General's Requirements

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

Major Project No.	MP 09_0213
Project Description	Project Application – Thomas Street Building, University of Technology Sydney (UTS) Broadway
Site	Lots 2003 and 2004 DP 1053548, UTS City Campus, Broadway
Proponent	University of Technology Sydney
Date of Issue	19 January 2010 <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 (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 description 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 project.
Key Assessment Requirements	<ol style="list-style-type: none"> 1. Urban Design and Built Form <ul style="list-style-type: none"> • Evidence that the design excellence process has been followed, including design competitions, and that the design is consistent with the design quality controls approved under the Concept Plan • Detailed plans, elevations and sections showing height, bulk and scale of the proposed buildings in relation to existing and proposed site levels, adjoining buildings and surrounding locality including within the context of the Concept Plan. • 3D modelling and a physical model of the proposed building in accordance with the City of Sydney Model requirements. • Photomontages of key elements and views of the development from close-up and distant vantage points. • A materials/finishes sample board and detailed elevations confirming the application of materials and finishes. 2. Transport and parking <ul style="list-style-type: none"> • Proposed traffic and parking arrangements, • Loading/delivery arrangements, including waste collection vehicles • Bicycle parking and facilities, • Impacts of proposed vehicle access design on adjacent road network and pedestrian paths • Any local road upgrades

3. Solar Access

- Shadow diagrams to show existing and proposed impacts on the site, adjoining properties and the public domain during the midwinter (June 21). Elevational shadow diagrams are to be provided if shadows fall upon neighbouring residential buildings.
- Solar access and amenity within the proposed building.

4. Wind Effects

- Wind assessment to detail wind conditions on pedestrians within the site and public domain, and proposed mitigation measures.

5. Energy Efficiency and ESD

- Energy efficiency report detailing measures to address energy efficiency and ESD in the design of the building. Measures should include water saving measures, energy efficiency, recycling and waste disposal.

6. Noise

- Submit a noise impact assessment to detail excessive noise that could be generated by the development, and any mitigation measures.

7. Reflectivity

- Analysis of the reflectivity impacts of the façade, including solar glare on occupants of nearby buildings, public areas and roadways. New buildings should not result in glare that causes discomfort or threatens the safety of pedestrian or drivers.

8. Contamination

- A report in accordance with the requirements of SEPP 55, including a stage 2 detailed investigation, and where relevant, remediation action plan and validation and monitoring plan.

9. Landscaping

- Plans of existing and proposed trees and landscaping both within the site and the public domain, including pavement, tree planting, awnings, bus shelters etc.

10. Archaeological Assessment

- An archaeological assessment where excavation is proposed in accordance with the Heritage Office guideline "Archaeological Assessment Guidelines".

11. Excavation and Construction Management

- An Excavation and Construction Management Plan is to include the following:
 - Demolition
 - Excavation work methods
 - Geotechnical report including any RailCorp and Sydney Metro requirements
 - Groundwater and water extraction
 - Noise and vibration – criteria to comply with and mitigation measures
 - Construction traffic management
 - Waste management
 - Construction hours

12. Utilities and Infrastructure

- Details utility and infrastructure servicing, demonstrating development can be adequately serviced for water supply, wastewater, stormwater, electricity, gas and communications.

	13. Drainage and Stormwater <ul style="list-style-type: none"> Identify drainage and stormwater management regimes relating to the development.
Consultation Requirements	Consultation <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> ➤ City of Sydney; ➤ RTA; ➤ TransGrid ➤ All relevant utility providers. 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. The consultation process and the issues raised should be described in the Environmental Assessment.
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	Eight hard copies of the EA with plans to be to scale and A3 in size. Eight copies of the EA and plans on CD-ROM (pdf format)