

Director-General's Requirements

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

Major Project No.	MP 09_0050 & MP09_0051
Project Description	The Sydney ARC Precinct, University of Sydney Concept Plan (MP 09_0050): The development of a multi-disciplinary health and life science, physical sciences and biotechnology precinct with the University of Sydney, to be known as "The Sydney ARC". The Concept Plan proposes to accommodate the staged delivery of up to 135,000sqm of gross floor area within 6 major pavilions to provide: laboratory spaces, administrative, key core and support facilities. The Stage 1 Project Application (MP 09_0051): Pavilions 5 and 6 comprising a Centre for Obesity, Diabetes & Cardiovascular Diseases with a gross floor area of approximately 55,000sqm including research & teaching facilities, car parking and shared services.
Site	Sydney ARC Precinct at the Camperdown Campus comprising: principal grant to University of Sydney dated 18 January 1885 and a portion of the sub-grant to St Johns College dated 5 December 1860, comprised in Deed Book 4162 No.797, Local Government Area of Sydney, Parish of Petersham, County of Cumberland and Lot 1 DP 1115224.
Proponent	University of Sydney
Date of Issue	12/3/2009 <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	The Environmental Assessment (EA) must include (1) An executive summary. (2) A detailed description of the project including the: (a) design alternatives considered; (b) project objectives; (c) description of the site including cadastral and title details; (d) textual and diagrammatic articulation of the proposal; (e) design, construction, operation, management and staging, as applicable; and (f) justification for the project. (3) An assessment of the environmental, social and economic impacts of the project and proposed mitigation measures, with particular focus on the Key Assessment Requirements specified below. (4) Consideration of the following with any variations to be justified: (a) All relevant State Environmental Planning Policies, (b) South Sydney LEP 1998; (c) Metropolitan Strategy 'City of Cities: A Plan for Sydney's Future'; and (d) Sydney City Draft Subregional Strategy. (5) A Draft Statement of Commitments, outlining commitments to public benefits including State and local infrastructure provision or contributions, environmental management, mitigation and monitoring measures; a clear indication of responsibilities and timeframe for delivery. (6) A signed statement from the author of the EA confirming that the information is neither false nor misleading. (7) A report from a quantity surveyor identifying the capital investment value of the Concept Plan and Stage 1 Project Application.
Key Assessment Requirements	1. Site Analysis • Site analysis plan that identifies the relevant natural and built environmental features within and adjoining the site and the suitability of the site. • Survey Plan including site boundaries, levels, building elements to be retained and identifying any easements or other legal affectations on the title.

2. Land Use

- Identify proposed staging and timing for the delivery of the development and land uses and activities to be contained in each stage.
- 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.

3. Urban Design and Built Form

- Demonstrate how the proposed development will achieve design excellence including:
 - Achieving a high standard of architectural design, materials and detailing appropriate to each building and its location;
 - The form and external appearance of the proposed built form and how it will improve the quality and amenity of the public domain;
 - 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
 - The design process leading to the proposal.
- Indicative plans, elevations and sections showing: the height, FSR, building footprint, bulk and scale of the proposed built form in relation to existing buildings and proposed campus buildings; building entries and circulation; and carparking and access.
- Photomontages and perspectives of the development massing from close-up and distant vantage points including from Parramatta Road, Missenden Road and St John's Oval.

4. Drainage, Stormwater and Groundwater Management

- A Flood Study; and Stormwater and Drainage Assessment
- Details of the extent of any dewatering.

5. Flora and Fauna

- Impact/s of the proposal on any ecological communities and threatened species and proposed measures to mitigate impacts.

6. Traffic and Transport

- Transport and Accessibility Report with particular regard to:
 - transport and traffic management within the overall University precinct including the demonstration of a minimalist approach to car parking provision;
 - pedestrian and cycle access/circulation to meet the likely future demand within the campus and connections to the external networks; and
 - access for emergency vehicles.
- 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.
- 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.
- 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.

7. Heritage

- A Heritage Impact Statement (HIS) assessing:
 - impacts on heritage items within the site including retaining appropriate view corridors, setbacks and curtilages to St Johns College and Sancta Sophia College;
 - potential impacts on the Aboriginal cultural heritage values; and
 - any archaeological relics.

	8. Landscape • A Landscape Plan showing the integration of the development within the Campus and any public and private domain improvements. • An Arborist Report assessing the impact of the proposed development if any significant trees in the vicinity are affected. 9. Ecologically Sustainable Development • Demonstrate how the development will satisfy ESD principles including water sensitive urban design measures, energy efficiency, recycling and waste disposal. 10. Contamination • Demonstrate compliance with the requirements of SEPP 55 including as a minimum providing a Phase 1 Environmental Site Assessment. • 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>. 11. Utilities and Infrastructure • 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. 12. Developer Contributions • Scope and justification for any developer contributions proposed. 13. <u>Additional Requirements- Stage 1 Project Application</u> • Urban Design and Built Form: ○ Detailed plans, elevations and sections. ○ Demonstration of how the Stage 1 development including the landuses, height, bulk, scale and design is consistent with the development controls proposed for the Concept Plan. ○ 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. ○ A materials/finishes sample board and detailed elevations confirming the application of materials and finishes for the Stage 1 development. ○ 3D modelling and a physical model of the proposed development in accordance with the City of Sydney requirements. ○ Shadow diagrams. • Contamination ○ A Phase 2 Environmental Site Assessment and Remediation Action Plan, as appropriate. • Construction ○ 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. ○ A Waste Management Plan (construction and operational).
Consultation Requirements	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: • Council of the City of Sydney; • NSW Ministry of Transport; • NSW Roads and Traffic Authority; • NSW Department of Environment and Climate Change

	• NSW Department of Water & Energy; • All relevant utility providers; and • Community consultation with Royal Prince Alfred Hospital and University stakeholders.
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	Ten hard copies of the EA with plans to be to scale and A3 in size. Ten copies of the EA and plans on CD-ROM (pdf format).