

# Director-General's Requirements

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

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Major Project No.</b>           | MP 08_0116 (Concept Plan)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Project Description</b>         | <b>Concept Plan – University of Technology Sydney (UTS) Broadway</b><br>The proponent is seeking concept plan approval for a redevelopment of the site. The main elements comprise educational uses and faculty and student accommodation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Site</b>                        | <b>UTS Broadway campus</b> - Thomas St, Wattle St, Broadway and Harris Street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Proponent</b>                   | University of Technology Sydney                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Date of Issue</b>               | 11-09-08<br><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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <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) strategic justification for the project;</li> <li>(b) description of the site including cadastral and title details;</li> <li>(c) various precincts and staging (including infrastructure staging); and</li> <li>(d) alternatives considered.</li> </ol> </li> <li>(3) Consideration of the following with any variations to be justified: <ol style="list-style-type: none"> <li>(a) all relevant State Environmental Planning Policies;</li> <li>(b) City of Sydney LEP 2005 and relevant DCP's;</li> <li>(c) Metropolitan Strategy 'City of Cities' document;</li> <li>(d) Urban Transport Statement;</li> <li>(e) Sydney City Subregional Strategy; and</li> <li>(f) The State Plan.</li> </ol> </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> | <ol style="list-style-type: none"> <li><b>1. Ownership and Title</b> <ul style="list-style-type: none"> <li>• Land title and ownership details for all parcels of land to form part of the development site.</li> </ul> </li> <li><b>2. Site Analysis</b> <ul style="list-style-type: none"> <li>• Site and context analysis plan that identifies the relevant natural and built environmental features within and adjoining the site.</li> <li>• Survey Plan including site boundaries, levels, buildings to be retained and easements.</li> <li>• Plan showing how the proposal will integrate with future development on the surrounding properties.</li> </ul> </li> <li><b>3. Land Use</b> <ul style="list-style-type: none"> <li>• Identify proposed precincts, stages, timing, uses to be contained in each precinct, road and pedestrian networks.</li> <li>• Table listing different land uses, FSR, development yield, site coverage for each use and total GFA for the development.</li> </ul> </li> <li><b>4. Urban Design and Built Form</b> <ul style="list-style-type: none"> <li>• Indicative plans, elevations and sections showing height, bulk, scale of the proposed</li> </ul> </li> </ol>                                                                                                                                                                                                                                             |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>built forms in relation to existing and proposed site levels, buildings to be retained and the surrounding locality.</p> <ul style="list-style-type: none"> <li>• 3D modelling of the proposed masterplan in the context of the proposed the future CUB development as approved and as proposed to be modified.</li> <li>• Demonstration of the type, height bulk, scale and design quality controls for future development, including landscaping.</li> <li>• Photomontages and artists impressions of key elements of the proposal including the proposed Alumni Green and street frontages.</li> </ul> <p><b>Public Domain and Streetscape</b></p> <ul style="list-style-type: none"> <li>• Indicative plans/sections of the proposed public domain showing the street network, linkages to adjoining sites, permeable spaces, car parking, solar access, landscape treatments and high quality public domain with active spaces/uses.</li> <li>• Sections showing relationship of buildings to the public domain, including any weather protection on major pedestrian routes and location of outdoor dining.</li> <li>• Pedestrian circulation diagram showing main pedestrian routes within the site, connections to adjacent uses and how level changes will be accommodated.</li> <li>• Active frontages diagram showing location of active frontages within the site, with particular reference to the proposed Alumni Green, Broadway, Thomas Street, Jones Street and the Ultimo Pedestrian network during both day and night.</li> </ul> <p><b>5. Road Closure</b></p> <ul style="list-style-type: none"> <li>• Confirmation of relevant land owner consent.</li> <li>• Justification of the change to vehicular access to Jones Street.</li> <li>• Legally binding agreement for the future maintenance of Jones Street.</li> </ul> <p><b>6. Amenity</b></p> <ul style="list-style-type: none"> <li>• Shadow diagrams showing impact of proposed buildings within the development site and on adjoining land, with particular regard to the proposed Alumni Green .</li> <li>• Address potential overlooking impacts from the proposed development to adjoining residential development.</li> <li>• View analysis of significant views and vistas that would be impacted on by the proposal.</li> </ul> <p><b>7. 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; and</li> <li>◦ Access for emergency vehicles.</li> </ul> </li> <li>• Transport Management and Accessibility Plan (TMAP) for the entire site, in accordance with the Ministry of Transport's <i>Interim TMAP Guidelines</i>, also including: <ul style="list-style-type: none"> <li>◦ Staging/ Sequencing Plan;</li> <li>◦ Construction Management Plan; 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 upgarding road improvement works if required.</li> <li>• Modelling and assessment of the performance of key intersections including the forecast traffic volumes from the Frazers Broadway site (formerly Carlton United</li> </ul> |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  | <p>Breweries).</p> <ul style="list-style-type: none"> <li>Investigation of the provision of signalised mid-block pedestrian crossings in strategic locations, in particular in Broadway.</li> </ul> <p><b>8. Heritage</b></p> <ul style="list-style-type: none"> <li>Justification of the demolition of any locally or nationally listed heritage items</li> <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.</li> <li>Archaeological assessment of the site, including archaeology and interpretation strategies.</li> <li>Details of any Aboriginal cultural heritage significance or items.</li> </ul> <p><b>9. Landscape</b></p> <ul style="list-style-type: none"> <li>Landscape concept plan indicating any trees to be retained and proposed landscaping treatments.</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 BASIX, water sensitive urban design measures, energy efficiency, recycling and waste disposal.</li> <li>Consideration of 'tapping into' the ESD initiatives on the CUB site.</li> </ul> <p><b>11. Geotechnical and Contamination</b></p> <ul style="list-style-type: none"> <li>Geotechnical report detailing matters such as the suitability of the site for its proposed uses, slope stability, erosion hazard, earthworks and retention methods and likely excavation/ construction methodology to meet Railcorp requirements.</li> <li>Measures to be undertaken in accordance with SEPP 55 to address contamination issues.</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> <li>Potential impacts on rail infrastructure.</li> </ul> <p><b>13. 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>14. Developer Contributions</b></p> <ul style="list-style-type: none"> <li>Scope and justification of developer contributions between the proponent and the State (via relevant agencies including Roads and Traffic Authority and Ministry of Transport), based on the demand for services generated by the development and Department of Planning guidelines.</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> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  | <ul style="list-style-type: none"> <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>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |