

Part 3A – Concept Plan and Project Applications

Director-General's Requirements

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

Major Project No.	Concept Plan: MP 09_0010; Project Applications MP 09_0011 & MP 09_0012
Project Description	St Vincent's & Mater Health Darlinghurst Research Precinct The proponent is seeking Concept Plan approval for the redevelopment of the site and Project Applications for the Garvan St Vincent's Campus Cancer Centre (GSVCCC) (MP 09_0011) and University of NSW Virology (MP 09_0012).
Site	Darlinghurst Research Precinct – Victoria, Liverpool, West and Burton Streets.
Proponent	St Vincent's & Mater Health Sydney, Garvan Institute of Medical Research & University of NSW.
Date of Issue	11/3/09 <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) strategic justification for the project; (b) description of the site including cadastral and title details; (c) various precincts and staging (including infrastructure staging); and (d) alternatives considered. (3) Consideration of the following with any variations to be justified: <ol style="list-style-type: none"> (a) all relevant State Environmental Planning Policies; (b) South Sydney LEP 1998; (c) Metropolitan Strategy 'City of Cities' document; (d) Draft Sydney City Subregional Strategy; and (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 Concept Plan.
Key Assessment Requirements	<ol style="list-style-type: none"> 1. Ownership and Title <ul style="list-style-type: none"> • Land title and ownership details for all parcels of land to form part of the development site. 2. Site Analysis <ul style="list-style-type: none"> • Site and context analysis plan that identifies the relevant natural and built environmental features within and adjoining the site. • Survey Plan including site boundaries, levels, buildings to be retained and easements. 3. Land Use <ul style="list-style-type: none"> • Identify proposed precincts, stages, timing, uses to be contained in each precinct, road and pedestrian networks. • Table listing different land uses, FSR, development yield, site coverage for each use and total GFA for the development. 4. Urban Design and Built Form <ul style="list-style-type: none"> • Establishment of appropriate development controls including: <ol style="list-style-type: none"> ○ Floor space ratios ○ Land use distribution ○ Building footprints

- Height and massing
 - Indicative plans, elevations and sections for the Concept Plan area to detail the urban design, height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography, streetscape, buildings to be retained, permeable spaces, car parking and view corridors.
 - Details of the proposed landscaping and open space areas.
 - Consideration of safety and security issues for those using the site and in adjoining public areas.
 - Pedestrian circulation diagram showing main pedestrian routes within the site and linkages to adjoining future development and the locality.
 - Photomontages and artists impressions of key elements of the proposal including street frontages.
- 5. Environmental and Residential Amenity**
- Address visual privacy and acoustic privacy and provide a view analysis of significant views and vistas that would be impacted on by the proposal including photomontages.
 - Detail how the precinct will achieve a high level of environmental amenity within the subject site and amenity for adjoining properties. Shadow diagrams showing impact of proposed buildings within the development site and on adjoining land.
- 6. Traffic and Transport**
- Traffic Study in accordance with the Roads and Traffic Authority's *Guide Traffic Generating Developments*, with particular regard to:
 - Existing road capacity, traffic conditions, expected impacts and any upgrade requirements;
 - Daily and peak traffic movements and impacts on intersections;
 - Access arrangements to and within the site;
 - Delivery, servicing and loading arrangements;
 - Pedestrian and bicycle linkages to and within the site; and
 - Access for emergency vehicles.
 - Transport Management and Accessibility Plan (TMAP) for the entire site, in accordance with the Ministry of Transport's *Interim TMAP Guidelines*, including measures to optimise the opportunity provided by the projects sites proximity to public transport
 - Measures to promote public transport usage and reduce car usage.
 - Proposed car parking arrangements. Demonstrate a minimalist approach to car parking provision based on the accessibility of the site to public transport.
 - Provision of car parking for Victor Chang Institute in accordance with Conditions of Approval for MP 05_0050.
- 7. Heritage**
- Demonstrate how the Concept Plan site will not compromise the heritage significance of the retained buildings and the area as a whole;
 - Prepare a Heritage Management Strategy that identifies the heritage values of the precinct including its archaeological potential for Indigenous and non-Indigenous resources;
 - Prepare a Heritage Impacts Statement considering impacts of the proposed developments on buildings and heritage items on or in the vicinity of the site include the streetscape and justify the demolition of any listed heritage items.
- 8. Ecologically Sustainable Development**
- Demonstrate how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development, including water sensitive urban design measures, energy efficiency, water demand management, recycling and waste disposal.
- 9. Geotechnical and Contamination**
- The potential for contaminated material and management and mitigation measures.

	<ul style="list-style-type: none"> • The geotechnical suitability of the site for its proposed use. <p>10. Utilities and Infrastructure</p> <ul style="list-style-type: none"> • Utility and infrastructure servicing, demonstrating development can be adequately serviced for water supply, wastewater, stormwater, electricity, gas and communications. <p>11. Drainage, Stormwater and Groundwater Management</p> <ul style="list-style-type: none"> • Identify drainage, stormwater and groundwater management issues including topography, on site stormwater detention, water sensitive urban design and drainage infrastructure. <p>12. Developer Contributions / Voluntary Planning Agreement</p> <ul style="list-style-type: none"> • Scope and justification of developer contributions or a voluntary planning agreement between the proponent and the Council. <p>13. Draft Statement of Commitments</p> <ul style="list-style-type: none"> • Proposed mitigation and management of residual impacts. • A Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project. <p>14. Project Applications</p> <p>Built Form, Design and Amenity</p> <ul style="list-style-type: none"> • Detailed architectural plans, elevations and sections to 1:100 or 1:200 scale; • Urban design, height, density, bulk and scale of the development and relation to the surrounding development, landscape and topography; • Site analysis and assessment of the potential of overshadowing, privacy and view loss impacts on surrounding properties; • 3D modelling and a physical model of the proposed building; • External materials and finishes, including a sample board; • Photomontages and view analysis; and • Details of proposed areas of landscaping and open space. <p>Construction Impacts</p> <ul style="list-style-type: none"> • Noise and vibration; • Soil and erosion control; • Air quality and air pollution; • Stormwater management; • Wastes management; • Cut/fill and retaining structures; • Traffic impacts and management, include pedestrian/cyclist circulation and safety; • Car parking for construction workers. <p>Operational Impacts</p> <ul style="list-style-type: none"> • Noise generation from plant and equipment; • Waste management including biomedical, infectious or toxic wastes, storage of any chemicals / hazardous materials; • Site security, including 'safer by design' principles in relation to new car parks and public area such as lighting and active / passive surveillance; • Emergency and evacuation procedures; • Fire safety; • Lighting; • Signage. <p>ESD measures</p> <ul style="list-style-type: none"> • Address proposed ESD measures including water reuse and demand management, energy efficiency, recycling and waste disposal.
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.

	<p>a) <i>Agencies and other authorities:</i></p> <ul style="list-style-type: none"> • City of Sydney Council; • NSW Ministry of Transport; • NSW Roads and Traffic Authority; and • All relevant utility providers. <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>
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	Seven hard copies of the EA with plans to be to scale and A3 in size. Five copies of the EA and plans on CD-ROM (pdf format)