

Director-General's Requirements

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

Application number	MP10_0231
Project	Australian Catholic University Strathfield Campus Concept plan
Location	167-169 & 179 Albert Road, Strathfield
Proponent	HASSELL on behalf of the Australian Catholic University
Date issued	17 February 2011
Expiry Date	2 years from the date of issue (above). If the Environmental Assessment is not exhibited within this time, the Proponent must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> • Objects of the EP&A Act; • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy No.33 – Hazardous and Offensive Development; • State Environmental Planning Policy (Infrastructure) 2007; • NSW State Plan; • Metropolitan Plan for Sydney 2036; • Metropolitan Transport Plan: Connecting the City of Cities; • Strathfield Planning Scheme Ordinance 1969; and • Strathfield Development Control Plan 2005; • Strathfield Council Stormwater Management Code; • Strathfield Development Control Plan 2005, Part M Education Establishments; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form and Urban Design <ul style="list-style-type: none"> • Height, bulk and scale of the proposed development within the context of the locality and surrounding residential development, having regard to built form design quality, setbacks, articulation, quality open space areas and 'safer by design' principles; and • Analysis of architectural form and character of subject site and surrounding precinct and the contribution the proposal has on this character. 3. Landscaping <ul style="list-style-type: none"> • Provide a landscape master plan for the campus, detailing proposed open space treatment to maximise amenity, shading to car park areas and screen planting to soften visual impacts on surrounding residential areas and streetscapes. 4. Environmental and Residential Amenity <ul style="list-style-type: none"> • Impacts of the proposal on solar access, acoustic privacy, visual privacy, view loss and wind impacts (within the site and on surrounding development); and • Details of the measures to be implemented to achieve a high level of environmental and residential amenity.

5. Localised Impact and Integration

- Assess and address the impacts of the proposed campus intensification on surrounding areas and the Strathfield Local Government Area, having regard to offsite community services, open space, services and infrastructure, accommodation and businesses.
- Prepare a 'ACU Neighbourhood Policy' that outlines the initiative that ACU will action to improve the integration of the proposed intensified university campus with the surrounding residential area and the wider Strathfield area. This includes opportunities to maximise the mutual social, physical and economic mutual benefits and to minimise any negative impacts of the campus intensification.

6. Staging

- Details regarding the staging of the proposed development, including information regarding the future Project Applications and the extent of works proposed for each application.

7. Transport and Accessibility Impacts (Construction and Operational)

- Provide a Transport & Accessibility Study prepared with reference to the NSW State Plan, Metropolitan Plan for Sydney 2036, Metropolitan Transport Plan, the NSW Planning Guidelines for Walking and Cycling, the Integrated Land Use and Transport policy package, the NSW Bike Plan, Premier's Council for Active Living (PCAL) - Development & Active Living, and the RTA's Guide to Traffic Generating Development (where relevant), considering the following:
 - Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access;
 - Describe the measures to be implemented to promote sustainable means of transport to support and achieve relevant State Plan targets including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan;
 - Provide an estimate of the total trips generated by the proposed development;
 - Daily and peak traffic movements likely to be generated by the proposed development, including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required). The traffic impact assessment should consider base models with future traffic generated by the proposal;
 - Details of the proposed access, parking provisions, loading facilities and service vehicle movements associated with the proposed development; and
 - Minimal Levels of on site car parking for the proposed development having regard to the proposed intensification of student/staff levels without further impacting on the surrounding residential precinct, opportunities to encourage pedestrian and cycle usage, public transport accessibility of the site, opportunities for car sharing, local planning controls and RTA guidelines (note: The Department supports reduced parking provisions, if adequate public transport is available to access the site).

8. Ecologically Sustainable Development (ESD)

- Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. Please be aware that an Environmental Protection Licence may be required under the provisions of the *Protection of the Environment Operations Act 1997* if the proposal includes the use of a cogeneration or trigeneration plant; and
- If it is intended to include cogeneration or trigeneration in the proposal, consideration should be given to DECCW's *interim Nitrogen Oxide Policy for Cogeneration in Sydney and the Illawarra* and noise impacts from any associated plant.

9. Contributions

- Address Council's Section 94 Contribution Plan and / or details of any Voluntary Planning Agreement.

10. Contamination

- Demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP

55.

11. Heritage

- A statement of significance and an assessment of the impact on the heritage significance of any heritage items and / or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual.

12. Aboriginal Heritage

- The EA shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005.

13. Drainage and Stormwater

- Drainage issues associated with the proposal including stormwater and drainage infrastructure.

14. Flooding

- An assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity.

15. Utilities

- In consultation with relevant agencies, the EA shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including:
 - staging of infrastructure works;
 - Integrated Water Management Plan – this should include any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures; and
 - Infrastructure Management Plan – this should detail information on the required water and wastewater services, and any augmentation that may be required for the proposed development. When determining landscaping options, the Proponent should take into account that certain tree species can cause cracking or blockages of Sydney Water pipes.

16. Flora and Fauna

- Address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment.

17. Noise and Vibration

- Provide a quantitative assessment of the potential demolition, construction, operation and traffic noise impacts of the project.

18. Waste

- Identify, quantify and classify the likely waste streams to be generated during construction and operation;
- Describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste;
- Describe the measures to be implemented to manage the disposal of nuclear waste, if required; and
- Describe the measures to be implemented to manage the disposal of contaminated and potentially contaminated biological and sewage waste, if required.

19. Hazards

- An assessment against State Environmental Planning Policy No 33 – Hazardous and offensive Development; and
- A description of the proposed storage, use and management of any hazardous material and measures to be implemented to manage hazards and risks associated with the storage.

	20. Consultation <ul style="list-style-type: none"> Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007, in particular surrounding residences and Strathfield Municipal Council.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. 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; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP); and 9. 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.
Plans and Documents	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • Location and height of adjacent buildings and private open space. • All levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • Traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • location of the proposed building envelopes and maximum gross floor area; • indicative elevation plans; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; • any changes that will be made to the level of the land by excavation, filling or otherwise. 5. Other plans (to be required where relevant): <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management;

	<ul style="list-style-type: none"> • Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; • Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site; • Shadow diagrams showing solar access to the site and adjacent properties 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; and
Documents to be submitted	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 6 hard copies of the EA (once the EA has been determined adequate); • 6 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 6 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.