

ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Project	Construction of a building for the Faculty of Law within the Camperdown Campus including library, lecture theatres, moot court facilities, 3 storey teaching building, 5 storey faculty building, light tower and basement parking. (Major Project Application 05_0085)
Site	3000 Parramatta Road, Camperdown 2008
Proponent	Capital Insight Pty Ltd
Date of Issue	28 January 2006
Date of Expiration	Two (2) years from Date of Issue
Special Provision	The Minister for Planning formed the opinion pursuant to Clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act</i> on 25 October 2005.
General Requirements	An Environmental Assessment for the project must include: (a) an executive summary; (b) a description of the proposal including: ▪ description of the site, including cadastre and title details; ▪ design, construction, operation, maintenance, rehabilitation and staging as applicable; and ▪ project objectives and need (if relevant); (c) an assessment of the suitability of the site, provide a reasoned justification for undertaking the Project, and public interest; (d) an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; (e) identification of the current and draft planning provisions applying to the site (including permissibility) and the nature and extent of non-compliances with these provisions; (f) draft Statement of Commitments detailing measures for environmental management; construction traffic management, with particular consideration given to timing of the construction and operation of the proposed signalised intersection of Barff Road and City Road and impacts on construction of the subject building; and staging of the construction and operation of the proposed underground car park and related public domain works in existing at-grade parking areas; and (g) a statement on the validity of the environmental assessment, the qualifications of person(s) preparing the assessment and that the information contained in the environmental assessment is neither false nor misleading.
Key Assessment Requirements	The Environmental Assessment must include assessment of the following key issues: ▪ Compliance with Stage 1 DA (D/2004/655 granted by the City of Sydney on 7 June 2005) - Demonstrated compliance (or otherwise) with all relevant conditions of the Stage 1 consent including but not limited to conditions (1), (3), (4), (5) (parts (a) to (g)), (10), (11), (12), (13), (15), (16), (17), (18), (19), (20), (21), (22) and (23). - A full assessment of the non-compliance with the building envelope set in the Stage 1 consent, ie. north eastern corner (adjacent to the Fisher Stack) and at the podium level along the southern boundary (adjacent to the Eastern Avenue auditorium and Lecture Theatre Complex), and demonstration of whether it represents a good planning outcome. ▪ Urban design - Verification by a suitably qualified and practicing professional that the proposed mechanical plant is sufficient to service the new building, to avoid further changes to the overall height of the building. - Details (inclusive of plans, a written statement and photomontages) of how the proposed building will relate to the public domain proposals for the area around Eastern Avenue and Barff Road. - Architectural design statement providing justification for the choice of materials and

	finishes, particularly on the street elevations, and supplemented by a materials and finishes sample board. ▪ Traffic The Environmental Assessment must include a Traffic Management Plan (TMP) that addresses but is not limited to the management of construction traffic and site access. Consideration should be given to the timing of the installation of new traffic signals at the intersection of Barff Road and City Road, and options to manage construction traffic as a result of that timing (ie. how construction traffic shall be managed if the new traffic signals are and are not in operation). ▪ General Environmental Risk Analysis (in relation to all component of the project) Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and occupation), proposed mitigation measures and potentially residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the Environmental Assessment.
Consultation Requirements	You must undertake an appropriate and justified level of consultation with the following parties during the preparation of the Environmental Assessment: ▪ City of Sydney Council (in particular regarding construction traffic management); ▪ RTA (in particular regarding construction traffic management); and ▪ State Library of NSW Building and Planning Advisory Service (in relation to the design of the library). The Environmental Assessment must clearly indicate issues raised by stakeholders during consultation, and how those matters have been addressed in the Environmental Assessment.
Deemed refusal period	Under clause 8E (2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period for the Project is 60 days from the end of the Proponent's environmental assessment period for the project.