



NSW GOVERNMENT
Department of Planning

MAJOR PROJECT ASSESSMENT
University of New South Wales
Cancer Research Facility
Major Project No. 06_0281



Director-General's
Environmental Assessment Report
Section 75I of the
Environmental Planning and Assessment Act 1979

May 2007

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1 EXECUTIVE SUMMARY

- 1.1** This Director General's Environmental Assessment Report has been prepared pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 (as amended) in relation to the University of New South Wales (UNSW) Cancer Research Facility. The project consists of the construction of a new **16500sq.m, six (6) storey** Cancer Research Building in the University of New South Wales at Kensington including landscape and public domain works.
- 1.2** The Director General, as delegate of the Minister for Planning, formed the opinion on 13 October 2006, that the proposal is a Major Project and subject to Part 3A of the Environmental Planning and Assessment Act 1979 (as amended).
- 1.3** The estimated Capital Investment Value (CIV) of the development is **\$100 million**. The proposal will create **380 research jobs** specially dedicated to researching childhood and adult cancers.
- 1.4** The subject site is zoned 5(a) Special Uses under Randwick LEP 1998 and the proposal is permissible within that zone.
- 1.5** The Director General also agreed to delegate his planning and assessment functions to Randwick City Council as contained in an Instrument of Delegation dated 13 October 2006. Council accordingly, prepared the Director General's Environmental Assessment Requirements for the project, consulted with stakeholders, exhibited the proposal, and undertook the assessment and drafting of the Director General's Environmental Assessment Report to the Minister.
- 1.6** The proposal was exhibited for the requisite 30 days between 15 February 2007 and 15 March 2007. No public submissions were received in response to the public exhibition/consultation process. A late RTA submission concerning traffic matters was received.
- 1.7** Key issues raised in the assessment concerned local traffic and parking, drainage, contamination and operational matters. Local amenity impacts resulting from the construction and operation of the proposal have additionally been considered.
- 1.8** The campus currently has an over supply of 174 onsite car parking spaces. The additional car parking demand created by this proposal (81 spaces) will therefore be met within this current oversupply. No additional on site car parking spaces is therefore required for the proposal, although a reconfiguration of existing parking adjacent the development site will result.
- 1.9** The construction of the new Cancer Research Facility forms part of a rationalisation enabling the childhood cancer research activities of the Children's Cancer Research Institute Australia (CCIA) and the adult cancer research activities of the UNSW Faculty of Medicine (FoM) to come under one roof.
- 1.10** In addressing the issues raised above, the Department is of the view that the proponent has satisfactorily mitigated the environmental impacts arising from the proposed development and adequately maintained the amenity of the local area. In assessing the proposal, the Department has resolved any outstanding environmental issues through recommended conditions of approval.
- 1.11** The Department has worked closely with Randwick City Council. This has ensured an effective and efficient approval process.
- 1.12** Recommended conditions of approval are provided at **Appendix A**. The reasons for the imposition of conditions are to maintain the amenity of the local area and adequately mitigate the environmental impact of the development.

2 BACKGROUND

2.1 Background

The UNSW proposes to construct a new cancer research facility within the existing UNSW Campus grounds in Kensington. The proposed development will enable the childhood cancer research activities of the Children's Cancer Institute Australia (CCIA) and the adult cancer research activities of the UNSW Faculty of Medicine (FoM) to come under one roof. This integration of childhood and adult cancer research represents a pioneering project.

2.2 Site Location

The University of NSW is located primarily on Anzac Parade, Kensington, with frontages also to High Street, Barker Street, and Botany Street, in the Randwick Local Government Area (see **Figure 1**), and is approximately 9 kilometres from the Sydney CBD.

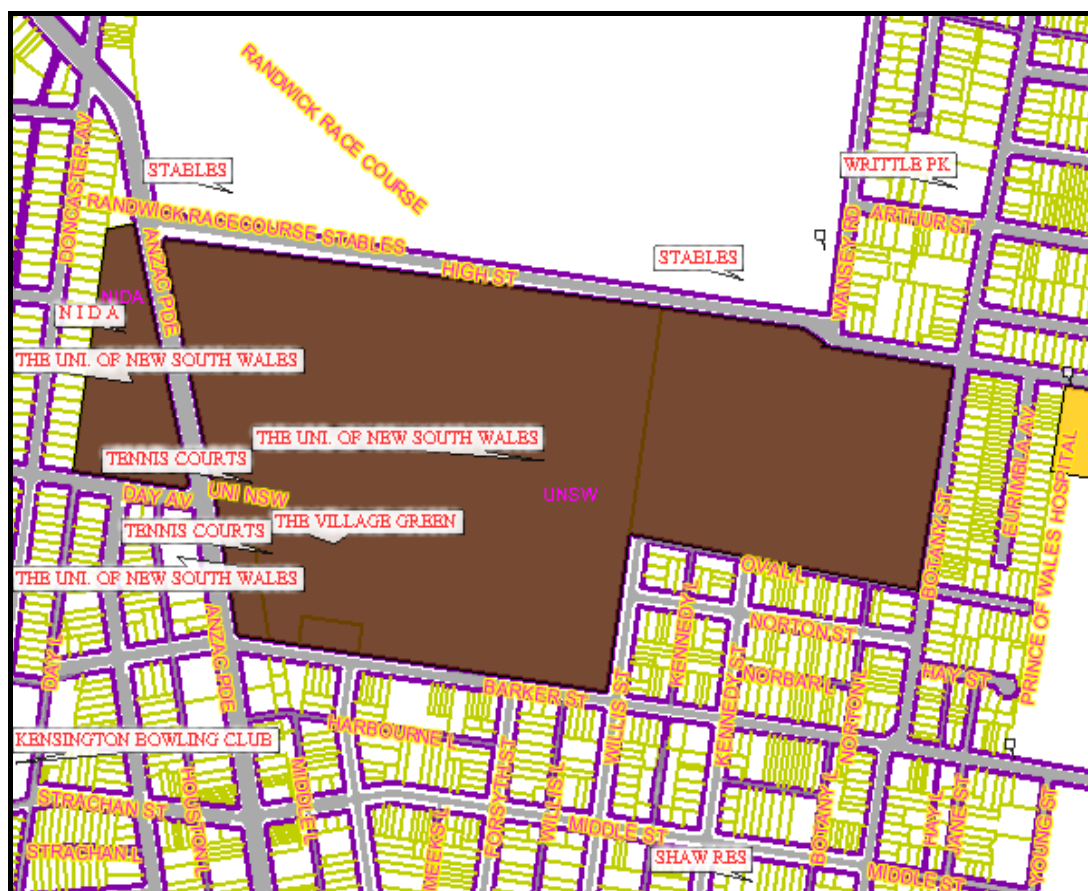


Figure 1: Site Location

2.3 Site Description

The subject site is located near the north-eastern corner of the Kensington Campus of the UNSW on High Street adjacent to Gate 9. It is bounded by High Street to the north and the UNSW campus grounds to the west, south and east.

The subject site is roughly rectangular in shape with a total area of 7,200 sqm. The site comprises Part Lot 1 of DP 510271. The site is located on a flat section of the campus at the higher end of High Street. The site is owned by the UNSW.

Existing on the site is a carpark with 40 car spaces and garden area comprising the Michael Birt Gardens.



Figure 2: Aerial Photo

2.4 Surrounding land uses

The subject site is enclosed by the existing UNSW grounds to the west, south and east. To the west is the Chancellery Building and the Clancy Auditorium with a number of pedestrian ways through and around these buildings including Chancellery Walk. To the south is the Michael Birt Gardens and the Biological Sciences. To the east is the six-storey Wallace Wurth Building (which houses the Faculty of Medicine) and the Medical Administration Building. Further to the east is the Randwick Hospitals Complex that incorporates the Prince of Wales Hospital, Sydney Children's Hospital and the Royal Hospital for Women. The Randwick Town Centre is located further to the east of this Hospital Complex about half a kilometre from the subject site. To the north, on the opposite side of High Street are a group of residential flat buildings.

3 PROPOSED DEVELOPMENT

3.1 Proposal

The development is for the erection of a new cancer research facility in the UNSW Kensington campus and will comprise:

- A 16,500sq.m, 6-storey building containing:
 - 2 levels of biological research, plant and equipment (basement and lower ground)
 - 4 levels of general research laboratories, support space and write-up areas (ground and levels 1-3).
 - 2 levels of dry laboratory space and administration offices (levels 4 and 5).
 - Rooftop plant.
- A new service tunnel connecting the lower ground levels of the proposed building and the Biological Sciences Building;
- Storage and waste rooms at the lower ground level of Biological Sciences Building;
- Refurbishment of the western façade of the Wallace Wurth Building;
- Removal of trees;
- Landscape works to the Michael Birt Gardens, Chancellery Forecourt and the High Street frontage;
- Extension of surface carparking in Chancellery Forecourt;
- Minor realignment of Gate 9 to the west;
- Repositioning of the existing pedestrian crossing to the east; and
- Associated pavement works.

Plans of the development as proposed are included in the proponent's Environmental Assessment provided in **Appendix F**.

Figures 3, 4 and 5 below indicates generally how the site is to be redeveloped and integrated with the adjoining Wallace Wurth Building on upper floors (Levels 4 and 5). **Figure 6** demonstrates the proposed High Street elevation of the new building relative to the existing adjoining buildings in the UNSW Campus.

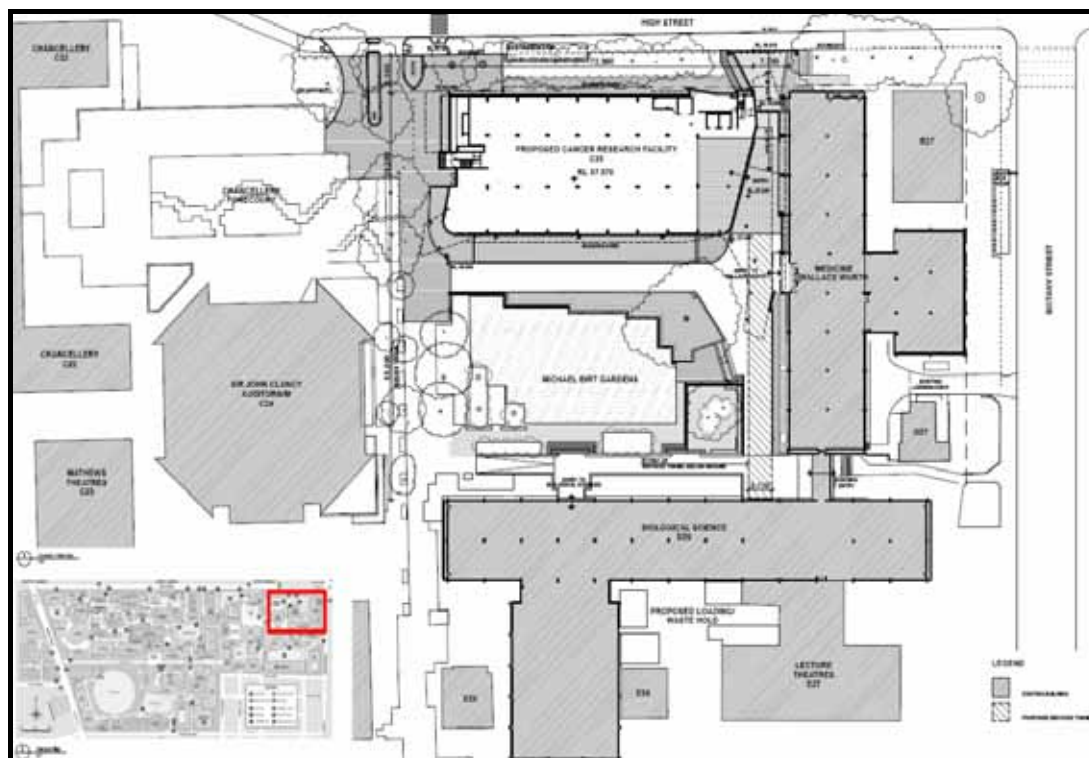
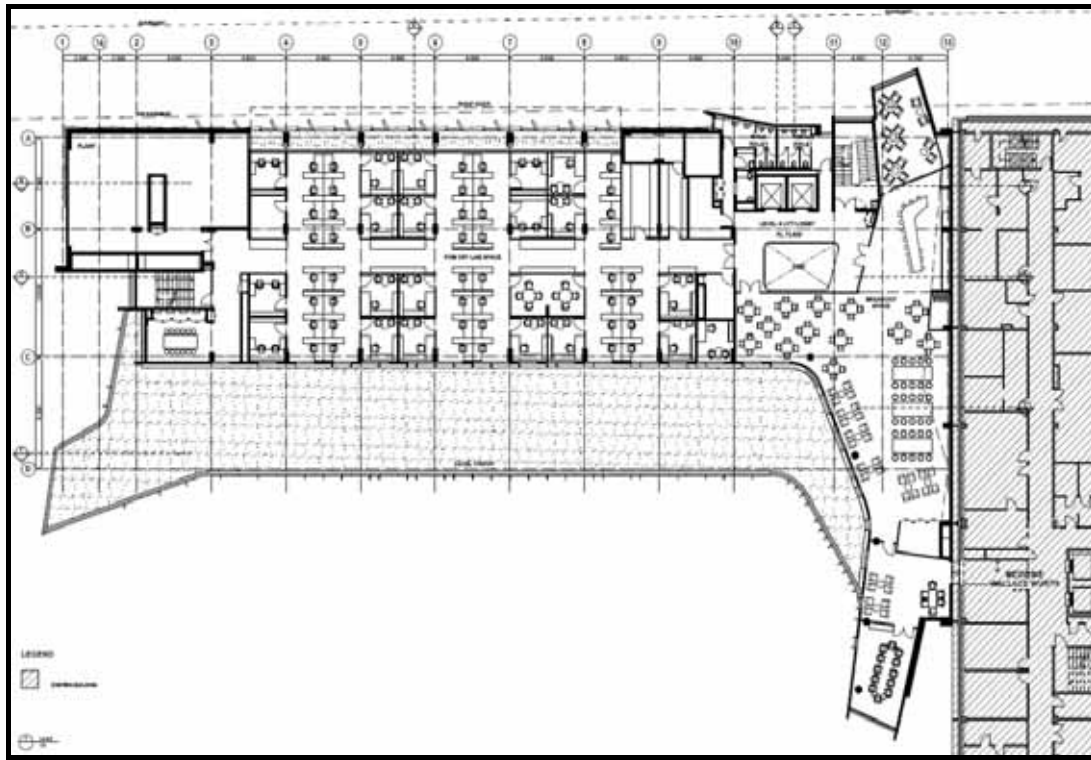
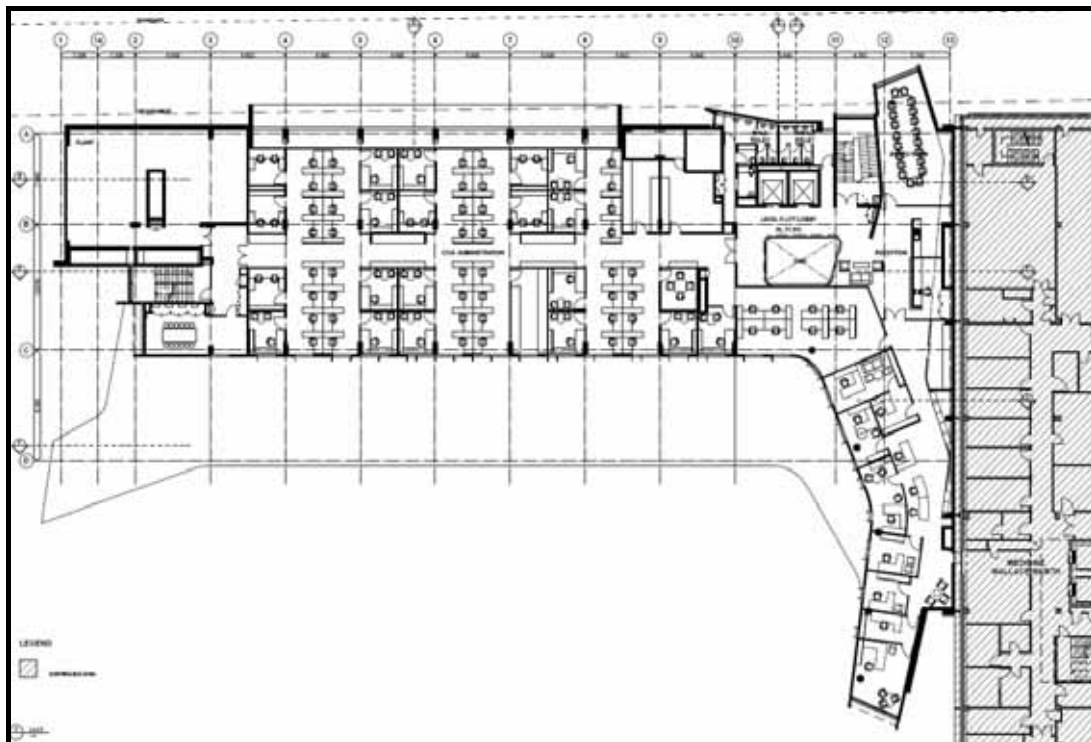


Figure 3: Context & Site Plan - development proposal**Figure 4 - Level 4 - development proposal****Figure 5 Level 5 - development proposal**

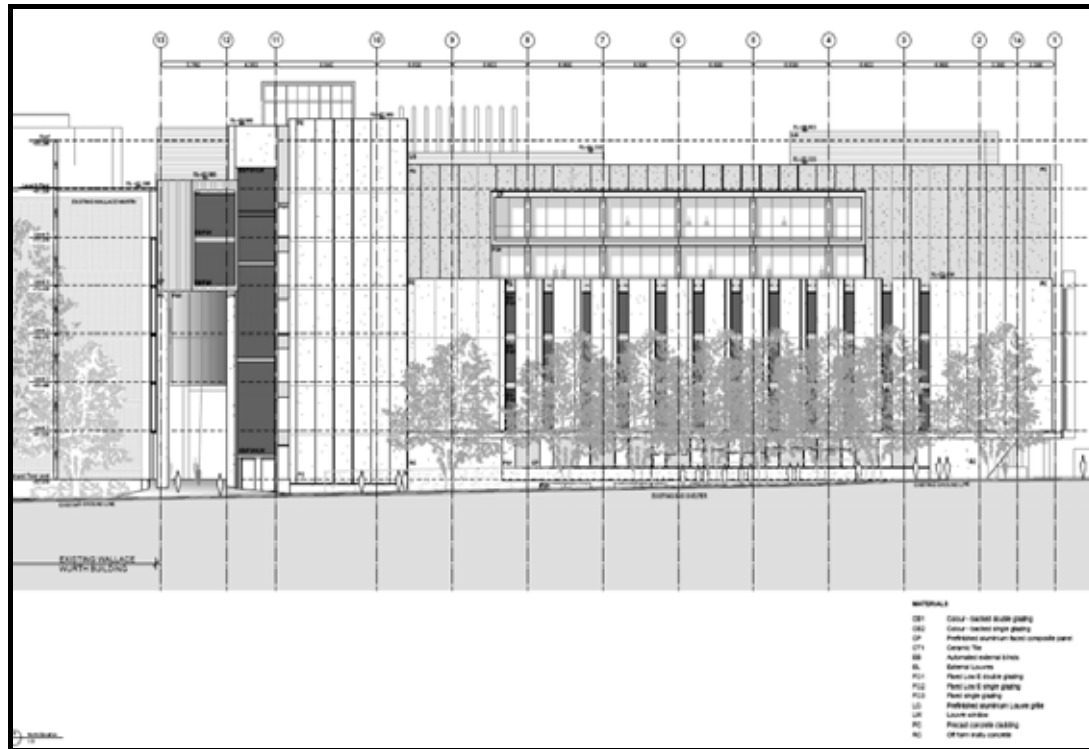


Figure 6 North (High Street) Elevation - development proposal

3.2 Response to Submissions/Preferred project report

A response to submissions and/or a preferred project was not submitted or required for this project as no submissions were received and the project did not require any major amendments. The RTA did however submit a late submission. The RTA commented on the relocation of a pedestrian crossing and car parking standards/requirements. The RTA's comments have been included as recommended conditions of approval. There has also, been ongoing discussions with the Commonwealth Department of Transport and Regional Services (DOTARS) about the building's Obstacle Limitation Surface, height and impact on Sydney Airports Operations. This matter is discussed in detail in Appendix G.

4 STATUTORY CONTEXT

STATUTORY FRAMEWORK

4.1 Part 3A of the Environmental Planning and Assessment Act 1979

Part 3A of the Environmental Planning and Assessment Act commenced operation on 1 August 2005. Part 3A consolidates the assessment and approval regime of all major projects previously considered under Part 4 (Development Assessment) or Part 5 (Environmental Assessment) of the EP&A Act. The new Part 3A applies to State government infrastructure projects, developments previously classed as State significant, and other projects, plans or programs declared by the Minister.

Under the provisions of Section 75B of the Act development may be declared to be a Major Project by virtue of a State Environmental Planning Policy or by order of the Minister published in the Government Gazette.

4.2 State Environmental Planning Policy (Major Projects) 2005

State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP) outlines the types of development declared a project for the purposes of Part 3A of the Act. For the purposes of the Major Projects SEPP certain forms of development may be considered a Major Project if the Minister (or his delegate) forms the opinion that the development meets criteria within it.

On 13 October 2006, the Director General as delegate of the Minister, formed the opinion that the project as initially proposed is a development which meets the criteria of Schedule 1 Group 7, Clause 19 of the Major Projects SEPP identifies "Medical Research and Development Facility" as;

Development for the purpose of health, medical or related research (which may also be associated with the facilities or research activities of a NSW Government Area Health Service, a University or an independent medical research institute) and that:

(a) has a capital investment value of more than \$15 million, or

(b) employs 100 or more people.

The Director General formed the opinion that the \$100 million capital investment value (CIV) of the proposal and the proposed accommodation of 380 researchers (as indicated by the proponent at the time), exceeds the threshold stated above.

On 13 October 2006, the Director General of Planning, as the delegate of the Minister, advised Council that he had declared the UNSW Cancer Research Facility as a Major Project to be assessed under Part 3A of the Environmental Planning and Assessment Act 1979. In addition, the Director-General also advised that he had agreed to delegate his planning assessment functions in respect of the project to Randwick City Council as contained in an Instrument of Delegation dated 13 October 2006.

4.3 Instrument of Delegation

In accordance with the Instrument of Delegation dated 13 October 2006, the Director General of the Department of Planning delegated certain functions to Randwick City Council in relation to the assessment of the Project Application.

Council assumed responsibility for the following tasks:

- Preparation of the Director General's Environmental Assessment requirements.
- Preparation of a "Test of Adequacy" of the Environmental Assessment.
- Public consultation and notification of the Project Application.

- Preparation of the report to the Director General detailing the assessment of the Project Application.
- Preparation of a draft instrument of approval on behalf of the Minister.

The Minister for Planning continues to bear responsibility for approval of the Project Application.

PERMISSIBILITY

4.4 Randwick Local Environmental Plan 1998

The subject land is zoned 5(a) Special Uses under the provisions of Randwick Local Environmental Plan (LEP) 1998.

The Randwick LEP 1998 contains the following definitions:

Educational Establishment means a building or place used for education (including teaching) and includes:

- (a) a school,
- (b) a tertiary institution,
- (c) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health workers, and whether or not any such use is a commercial use,

but (in Part 2) does not include a building or place elsewhere defined in this clause.

Development for the purposes of an “educational establishment” is permissible with the consent of Council in the 5(a) Special Uses Zone.

CONSIDERATION OF RELEVANT LEGISLATION

4.7 Other relevant legislation and environmental planning instruments

Section 6 and **Appendix G** both set out the approval process, relevant consideration of legislation (including other Acts) and environmental planning instruments as required under Part 3A of the Act.

5 CONSULTATION AND ISSUES RAISED

5.1 Consultation Process

In accordance with the Instrument of Delegation, Council assumed responsibility for coordinating the consultation and exhibition process with Government Departments and members of the public.

Section 75H(3) of the EP&A Act requires that after the Environmental Assessment has been accepted by the Director General, the Director General must, in accordance with any guidelines published in the Gazette, make the environmental assessment publicly available for at least 30 days.

The Director General has not published any specific guidelines in relation to the public exhibition of the Project Application.

A "Test of Adequacy" was undertaken by Council which determined that the matters contained in the Environmental Assessment Requirements were adequately addressed in the Environmental Assessment prior to public exhibition.

Broadly the process followed in terms of the public exhibition was as follows:

- The application was placed on exhibition between 15 February 2007 and 15 March 2007.
- Copies of the Environmental Assessment documents were forwarded to relevant Government Departments, namely, the Roads and Traffic Authority (RTA) and the Commonwealth Department of Transport and Regional Services (DOTARS) via the Sydney Airport Corporation Limited (SACL).
- Details of the application were forwarded to all owners of land directly adjoining the subject land (i.e. landowners in Anzac Parade, Barker Street, Botany Street, High Street, Forsyth Street, Kennedy Street, Norton Street and Willis Street).
- Copies of the Environmental Assessment and associated documents were available for inspection at Council's offices in Randwick and at the Department of Planning in Sydney.
- Details of the application were placed on Council and the Department of Planning websites.

5.2 Government Departments

The RTA has made a late submission in relation to the relocation of a pedestrian crossing and car parking requirements and standards. The RTA has supported the proponent's "strategy action plan" which aims to reduce travel demand by private car. Accordingly, conditions from the RTA have been included within the instrument of approval. The proponent has also liaised directly with the Commonwealth Department of Transport and Regional Services (DOTARS) and Air Services Australia (ASA) to obtain approval for the height of the proposed building in relation to building intrusions into the Sydney Airport height Obstacle Limitation Surface (OLS). At the time of finalising this Environmental Assessment, DOTARS were still assessing the project and approval had not been issued. Discussions with DOTARS staff indicate that the proposal will not impact upon approach or departures, however an assessment of the proposed building's impact upon radar and navigation services had not been finalised. It is noted that the building is approximately the same height as an existing building, adjacent to the East. As such, a condition will be applied requiring that the proponent obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project, including the approval of DOTARS, prior to construction.

5.3 Public Submissions

No submissions were received in response to the public exhibition.

5.4 Independent Hearing and Assessment Panel

Section 75G of the Environmental Planning and Assessment Act provides that the Minister may constitute an independent panel to assess any aspect of a project. No panel was constituted for the purposes of Section 75G.

6 ASSESSMENT

6.1 Environmental assessment Requirements

Section 75F of the Environmental Planning and Assessment Act provides that the Director General is to prepare Environmental Assessment requirements for each project. The Environmental Assessment outlines the matters that the Director General considers should be considered as part of the assessment process.

The Environmental Assessment requirements were prepared by Randwick City Council in consultation with the Department of Planning and forwarded to the proponent. The Environmental Assessment prepared by planningmatters Pty. Limited forms the basis for consideration of the significant issues associated with the development.

Section 75I(2) sets out the scope of the Director General's report to the Minister. Each of the criteria set out therein have been addressed as outlined in Table 1:

Table 1: Compliance with Section 75I(2) of the Environmental Planning and Assessment Act, 1979

Section 75I(2) criteria	Response
(a) a copy of the proponent's environmental assessment and any preferred project report;	The proponent's EA is included at Appendix F. A preferred project report has not been submitted. There is no response to submissions or preferred project report at Appendix D as no submissions were received at the end of exhibition. The late RTA submission is addressed by inclusion of conditions where relevant.
(b) any advice provided by public authorities on the project;	All advice provided by public authorities on the project for the Minister's consideration is set out at Appendix E.
(c) a copy of any report of a panel constituted under Section 75G in respect of the project;	No independent hearing and assessment panel was undertaken in respect of this project.
(d) a copy of or reference to the provisions of any State Environmental Planning Policy (SEPP) that substantially govern the carrying out of the project;	A brief assessment of each relevant State Environmental Planning Policies that substantially governs the carrying out of the project is set in Appendix G.
(e) except in the case of a critical infrastructure project – a copy of or reference to the provisions of any environmental planning instrument that would (but for this Part) substantially govern the carrying out of the project and that have been taken into consideration in the environmental assessment of the project under this Division; and	An assessment of the development relative to the prevailing EPI's is provided in Appendix G.
(f) any environmental assessment undertaken by the Director General or other matter the Director General considers appropriate.	The environmental assessment of the project is this report in its entirety. All relevant environmental impacts associated with this proposal have been assessed within this report.
(g) a statement relating to compliance with the environmental assessment requirements under this Division with respect to the project.	The EA forms the basis for consideration of the environmental impacts associated with the development. The Department is satisfied that the project complies with the environmental assessment requirements issued on 10 November 2006.

6.2 Summary of Significant Issues

In addition to the above matters, Clause 8B of the Regulation sets out the matters for environmental assessment and Ministerial consideration. It states that the Director General's report is to include an assessment of the environmental impact of the project, any aspect of the public interest that the Director General considers relevant to the project, the suitability of the site for the project and copies of public submissions received by the Director General.

The **suitability of the site** can be readily justified, as outlined below:

- the proposal is permissible within the 5(a) Special Uses zone;
- the proposal will utilise existing services and infrastructure;
- the proposal will locate substantial employment within an area suitably serviced by public transport infrastructure;
- UNSW has excellent public transport services which are to be further enhanced with the implementation of the *Campus 2020 Master Plan* Transportation Strategy;
- The site is next to the Wallace Wurth Building that houses the Faculty of Medicine (FoM), which needs to expand;
- The site is to also accommodate the Children's Cancer Institute of Australia (CCIA) which will be able to benefit from the synergies of sharing knowledge and resources with FoM research;
- It is at the north-eastern corner of UNSW Kensington Campus, close to the Randwick Hospitals Complex and Randwick Town Centre;
- The site is identified in the *Campus 2020 Master Plan* as a development site;
- Part of the land is currently under-utilised;
- UNSW has a stated policy to remove surface car parking;
- The site is relatively flat and readily able to accommodate the type of development proposed;
- Although the site has small amounts of contamination, due to past filling of the land, reports indicate that it can be successfully remediated for the proposed use;
- Additional gates to the campus are not required as loading and unloading can occur underground connecting to existing lower ground levels and existing gates; and
- The development will assist in creating a new gateway to the campus from Randwick Town Centre.
- The use is compatible with fostering learning and synergy between education, research and employment.

Similarly the **public interest** can be satisfied on the basis that:

- the development comprises a well designed facility providing medical research facilities which will make a positive contribution to health services;
- it will complement teaching and research services already offered at the University adjacent;
- by maximising existing facilities and infrastructure, the proposal is meeting sustainability objectives;
- there will be no impact on the public domain during operations and minimal impact during construction;
- the proposal will have positive economic impacts on the local economy during both construction and operations;
- there are no negative acoustic and air quality impacts and the proposal is unlikely to generate additional waste or create hazards that cannot be managed; and
- the proposal supports the Metropolitan Strategy in terms of utilising existing and future infrastructure including public transport, locating and strengthening job opportunities within the Global Economic Corridor (i.e. the "Global Arc") and UNSW, which is identified as a specialised centre.

6.3 SIGNIFICANT ISSUES

6.3.1 Impacts on existing uses

The proposed Cancer Research Facility will be well suited for location within the existing campus environment of the UNSW. Specifically, it will integrate with, and complement, the existing uses in the local north-eastern part of the Campus especially in the following ways:

- It will provide a physical as well as functional connection with the Wallace Wurth Building and the Biological Sciences Building.
- It will enhance the opportunity for the Faculty of Medicine to expand its functions without the need to relocate.
- It will create synergies with established related uses such as medicine and biological sciences in this part of the campus.

Consideration

The proposed Cancer Research Facility will integrate well with existing uses in the campus and considered suitable for the subject site.

Resolution

This issue has independently been assessed and addressed by Randwick City Council.

6.3.2 Design

The proposed building predominantly will be constructed in precast concrete panels interspersed with selected accent colours, projecting bay frames, louvres and external blinds, and aluminium-faced composite panels. In general, the proposal provides a strong articulation to High Street to reinforce the edge to this main street and yet remain consistent in bulk and scale to the adjoining Wallace Wurth Building and Biological Sciences Building. Overall, the proposal will have a modern, superior design and a visual character that will enhance the streetscape in this part of the University.

The articulation of the building has been largely located within the building envelope set by the DCP combined with the following design merits :

- Appropriate design response to all aspects of the building façade, in particular, to High Street.
- Provision of a new pedestrian gateway entry common to the subject proposal and the adjoining Wallace Wurth Building
- Physical connections to the Wallace Wurth Building and Biological Sciences Building
- Improved pedestrian connectivity and landscaping to University Walk and Michael Birt Gardens

No sample board of the materials in terms of proposed colours, textures and materials has been provided. Accordingly, a condition will be applied requiring the submission of an appropriate sample board for colours, textures and materials to ensure compatibility and consistency with the University setting and streetscape.

Consideration

The design of the proposed Cancer Research Facility will enhance the streetscape along High Street and integrate well with the existing University buildings adjoining the site. The height of the building is also compatible with existing adjacent buildings to the East. The design is acceptable subject to a condition requiring further details of external colours, textures and materials to be submitted to Council for approval prior to construction works.

Resolution

The Department is satisfied that the issues raised have been appropriately addressed. To ensure compatibility of the proposed building with the existing streetscape and University setting, a condition of

approval at Appendix A, Schedule 2, will be applied to require details of external colours, textures and materials.

6.3.3 Traffic

6.3.3.1 Traffic – Construction Phase

The proponent's Environmental Assessment states that vehicular access for construction workers will be via a modified entrance to the existing Gate 9 from High Street and that entire construction site will be fenced off to create a self-contained construction zone. Further, the current Gate 9 entrance to the University will be modified to create 2 entrances to the west of the current Gate 9 gatehouse, with a 1 metre walkway to allow workers access to the site. The Environmental Assessment also states that existing driveways will be extended and appropriate barriers will be installed to separate the construction entrance and access from those of the University. In addition, a construction unloading zone will be established at the eastern end of High Street in the area currently used as an afternoon peak bus stop. Specific Construction zones issues are dealt with separately below at section 6.3.9.

Consideration

The proponent's Statement of Commitments includes a requirement for traffic management plan detailing the controls to be installed to manage construction traffic. This provision in the Statement of Commitments is generally acceptable subject to a modification in wording which will be required by way of a condition of approval.

Resolution

The Department is satisfied that the issues raised have been appropriately addressed. To ensure safe construction traffic movements and construction traffic impacts are appropriate, conditions of approval at Appendix A, Schedule 2, will be applied to mitigate the impact of construction traffic.

6.3.3.2 Traffic – Operational Phase

The proponent's traffic consultant, Colston Budd Hunt & Kafes, has prepared a Transport Report assessing amongst other things the traffic impact of the proposal. The Report advises that additional traffic will be generated by the additional staff in the proposed facility which in turn relates to the 41 additional staff car parking spaces that will be provided on campus for the proposed facility. On this basis, the proposed development is expected to generate an estimated 25 vehicles per hour two-way during peak hour. The consultant advises that this is a low generation, equivalent to one additional vehicle every two to three minutes during peak hour. The Report concludes that such a low traffic generation would not have significant effects on the operation of the surrounding road network, or the access points to the University. The Report also identifies a number of works to improve access and pedestrian connectivity at the entrance to the subject site. Overall, the traffic generation and impact arising from the operation of the proposed hospitals will be acceptable and reasonable.

Consideration

The proposal is satisfactory in relation to traffic generation and impact subject to a condition requiring the implementation of appropriate works identified in the proponent's Transport Report to improve vehicular and pedestrian access.

Resolution

The Department is satisfied that the traffic/transport issues raised have been appropriately addressed. To ensure improved vehicular and pedestrian access to the proposed development, conditions of approval at Appendix A, Schedule 2, will be applied.

6.3.4 Parking

6.3.4.1 Parking – Construction Phase

The proponent's Environmental Assessment states that the entire construction site will be fenced off to create a self-contained construction zone. No indication of the construction parking requirements has been provided in the proponent's Environmental Assessment. Notwithstanding this, any higher short term parking demands of construction workforce will be monitored to ensure that residential areas are protected from unnecessary parking intrusion. Accordingly, it is recommended that a management plan be implemented to discourage any use of street parking by construction workers. Any temporary street parking for workers, if considered necessary by Council, should be subject to consultation with residents of affected streets and the cost of implementing such measures should be borne by the proponent.

Consideration

Parking demands of the construction workforce must be appropriately managed to ensure no construction workers park in surrounding residential streets. No commitment has been made to address this issue in the Statement of Commitment. Accordingly, a condition of consent will be applied requiring the applicant meet the full cost of implementing any temporary parking restrictions considered necessary by the Randwick Traffic Committee should Council receive complaints regarding construction workers parking in the residential streets surrounding the University of NSW.

Resolution

The Department is satisfied that the issues raised have been appropriately addressed. To ensure appropriate construction phase carparking is provided, conditions of approval at *Appendix A, Schedule 2*, seeks to mitigate the potential impact of construction workers parking in the residential streets surrounding the University of New South Wales.

6.3.4.2 Parking – Operational Phase

The proponent's traffic consultant, Colston Budd Hunt & Kafes, has prepared a Transport Report advising that the proposal will result in the relocation of 40 car spaces elsewhere in the Campus. In addition, some 41 additional parking spaces will be required for the extra staff generated by the proposed Cancer Research Facility. The proposal will not provide any additional car parking within the proposed facility consistent with the Transport/Parking Strategy of the UNSW Kensington Campus DCP which primarily aims to achieve reductions in parking demand across the Campus combined with reductions in car dependence and promotion of sustainable transport. Part of this strategy involves substituting carspace requirements of new developments in the University with existing available carparking within the Campus in the form of new parking and parking "credits" (generated by recent developments) in the overall Campus. Accordingly, a total of 81 carspaces is to be provided on the Campus. An analysis of availability of carparking within the Campus showing recent carparking loss against new carparking gains and "credits" has been undertaken by the traffic consultant as contained in Table 3.1 of the Transport Report. Following discussions with the proponent, an "Amended Table 3.1 Summary of Recent Parking History at UNSW carpark" dated 3/5/2007 has been lodged with Council. This amended table indicates that the required 81 carparking spaces will be fully provided for in the broader Campus. The report concludes that no additional on site car parking is required for the proposal, although the development will result in a reconfiguration of existing adjacent car parking on-site.

Consideration

The proponent's Transport Report indicates that the proposal will require 81 car parking spaces. Amended details of the availability of carparking within the Campus ("Amended Table 3.1 Summary of Recent Parking History at UNSW carpark" dated 3/5/2007) has been provided to show that the required carparking will be provided for else where on Campus. The report indicates that the campus currently has an over supply of 174 onsite car parking spaces. The additional car parking demand created by this proposal (81 spaces) will therefore be met within this current oversupply. This will leave the University campus with a reduced over supply of 93 spaces after the proposed development. Therefore no

additional onsite car parking is required for the proposal, although a reconfiguration of existing parking adjacent to the development will result. A condition will be applied requiring the construction of carparks identified in the "Amended Table 3.1 Summary of Recent Parking History at UNSW carpark" dated 3/5/2007 to meet the required carparking demand of the Cancer Research Facility

Resolution

The Department is satisfied that the issues raised have been appropriately addressed. To ensure appropriate on-site parking levels are incorporated, a condition of approval at *Appendix A, Schedule 2*, seeks to ensure all car parking demands from the proposed Cancer Research Facility is met fully on Campus.

6.3.5 Drainage Infrastructure

Drainage for the proposed development is addressed specifically in the 'Statement on Provision of Site Stormwater Drainage' prepared by Warren Smith & Partners dated 12 and 20 December 2006 and, in general, in the 'UNSW Kensington Campus 2020 Master Plan – Stormwater Strategy prepared by ANA Technical Services' (including variations specified in the master plan approval). Stormwater management for the proposal must be taken in accordance with the provisions of these documents.

Specifically, the external stormwater drainage system will be sized for a 1 in 20 year rainfall intensity event. Overland flow systems will be sized for rainfall intensity of a 1 in 100 year event. Floor levels will be set 500mm above flood levels and flooding protection provided to avoid this water main in accordance with Sydney Water requirements.

Consideration

The proponent's Statement of Commitments has included a commitment to design and implement the drainage and stormwater system in accordance with the Council's DCP 'UNSW Kensington Campus 2020 Master Plan – Stormwater Strategy prepared by ANA Technical Services'. Conditions will be applied to further augment this commitment and ensure stormwater management and OSD systems are designed in accordance with Council's requirement.

Resolution

The Department is satisfied that the issues raised have been appropriately addressed. To ensure appropriate on-site stormwater design and management are incorporated, a condition of approval at *Appendix A, Schedule 2*, seeks to ensure stormwater management and OSD designs comply with Council's requirements.

6.3.6 Dangerous Goods Handling and Storage

The proposed Cancer Research Facility will involve the use and storage of a range of dangerous goods. Section 2.3 of the proponent's Environmental Assessment states that the proposal will give due regard to two key University policy and procedure instruments which apply to the handling and storage of dangerous goods, namely, *Guidelines for the Storage of Dangerous Goods at UNSW* (approved April 2002) and *UNSW Hazardous Substances Policy* (approved December 2000). In addition, all potentially dangerous goods on site will be registered under a WorkCover NSW Dangerous Goods Licence, and will be stored securely with associated Material Safety Data Sheets (MSDS) and clearly defined operating procedures for their use, and for the recovery and/or disposal of spilt chemicals and used chemical containers.

Consideration

The design and management of the building will be consistent with the appropriate laboratory design and procedures, dangerous good handling and storage of hazardous waste management controls as detailed under UNSW policies and procedures which are consistent with Commonwealth and State legislation and Australian Standards. The proponent's Statement of Commitments includes a commitment that the design, management and operation of the proposed building will comply with the laboratory design and procedures, dangerous goods handling and storage and hazardous waste

management controls outlined in Section 2.3 of the proponents Environmental Assessment. This provision in the Statement of Commitments is acceptable. Additionally, a number of conditions will be applied to augment the measures recommended by proponent.

Resolution

The Department is satisfied that the issues raised have been appropriately addressed. To ensure safe and secure storage and handling of dangerous goods in the proposed facility, conditions of approval at *Appendix A, Schedule 2*, will be applied.

6.3.7 Waste Management Arrangements

Operation of the facility will generate a variety of solid and liquid wastes including biological wastes, electronic waste and chemical waste and requires a range of management strategies.

Disposal of hazardous wastes is managed through the Universities Disposal of Hazardous Waste Procedures (approved September 2003) and UNSW employs Plastech Operations Pty Ltd (DEC Certified) for the removal of hazardous substances, dangerous goods and biological hazardous waste to ensure compliance with regulatory requirements.

Consideration

The proposed waste management arrangements are considered an appropriate level of service.

Resolution

This issue has independently been assessed and addressed by Randwick City Council by way of relevant conditions of approval at *Appendix A, Schedule 2*.

6.3.8 Contamination

Douglas Partners have undertaken a site contamination assessment of the subject site to assess the nature, extent and degree of soil and groundwater contamination. The assessment included an analysis of soil and groundwater borehole samples over the subject site.

The report essentially concludes that remediation is required to render the site suitable for the proposed Cancer Research Facility. Accordingly, it recommends that a Remediation Action Plan (RAP) be prepared for the site which will require that contaminated materials disposed from the site be managed and disposed in accordance with applicable regulations.

Consideration

Subject to conditions to ensure the proper management and remediation of contaminated soil and groundwater in the subject site, there is no environmental concern in relation to site contamination.

Resolution

The Department is satisfied that the issues raised have been appropriately addressed. To ensure appropriate remediation/management strategies to address soil contamination are adopted, conditions of approval at *Appendix A, Schedule 2, Part B, B.10 – Operation* seek to ensure:

- Preparation of a Remediation Action Plan (RAP)
- An accredited Site Auditor assesses the suitability of the site for its intended development and use and the submission of a Site Audit Statement and Summary Site Audit Report to verify that the land has been remediated and the site is suitable for the intended development.

6.3.9 Construction Management

Guidelines for management of noise, vibration, dust, soil, and erosion during construction are provided in the Construction Environmental Management Plan (CEMP) prepared by Bovis Lend Lease. The proponent's Statement of Commitments provides for construction management to be consistent with the CEMP and lists the general construction hours for the proposed development. These provisions in the Statement of Commitments are acceptable subject to amendments to the general construction hours

and the inclusion of additional conditions to ensure that noise and vibration emissions from the construction of the development satisfies the relevant provisions of the *Protection of the Environment Operations Act 1997* and relevant standards relating to noise and vibration for construction.

Additionally, Section 3.2.4 of the proponent's Environmental Assessment identifies that an Acid Sulphur Soils Management Plan is likely to be required due to sulphur odours being detected (indicating potential for Acid Sulphate Soils). Accordingly, a condition requiring an Acid Sulphate Soils Management Plan (ASSMP) to be prepared in the event that any Acid Sulphate Soils are encountered will be applied.

Consideration

Subject to conditions to control the construction hours of the proposed development, minimise construction noise and vibration and manage potential acid sulphate soils, there is no environmental concern in relation to construction management.

Resolution

The Department is satisfied that the issues raised have been appropriately addressed. To ensure appropriate construction management, conditions of approval at *Appendix A, Schedule 2, Part B, B.7* seek to ensure appropriate construction hours and minimise construction noise and vibration.

6.3.10 ESD Principles

There are five generally accepted ESD principles (as a summary of the definitions in the EPA Act and the objects of the Act):

- (a) decision-making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations (the integration principle);
- (b) if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation (the precautionary principle);
- (c) the principle of inter-generational equity - that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations (the inter-generational principle);
- (d) the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making (the biodiversity principle); and
- (e) improved valuation, pricing and incentive mechanisms should be promoted (the valuation principle).

Consideration

The Department has considered the redevelopment in relation to the ESD principles and has made the following conclusions:

- **Integration Principle** – the social benefits of the proposal are well documented. The environmental impacts are and will be addressed through the proponent's Statement of Commitments. The Department's assessment has duly considered all relevant issues. The proposal as recommended for approval does not compromise a particular stakeholder or hinder the opportunities of others. The proposal's promotion of good public transport access is very important and supported.
- **Precautionary Principle** – Following an assessment of the proponent's EA it is considered with appropriate certainty that there is no threat of serious or irreversible environmental damage as a result of the proposal. The site has been extensively developed for some time and the site has therefore a low level of environmental sensitivity. There is little natural vegetation on the site and the site does not contain any threatened or vulnerable species, populations, communities or significant

habitats. In addition, where practical, vegetation will be retained as a part of the proposal and/or replacement landscaping provided.

- **Inter-Generational Principle** – It is considered that the proposed development represents a sustainable use of a site which has had a long association with the surrounding community for the provision of education and educational facilities. The redevelopment of this site will utilise existing infrastructure by co-locating a research use within an existing tertiary education site and make more efficient use of the site for the provision of research services. The proposal will enable the orderly and timely redevelopment of land for a higher order use (that is for a research facility instead of the existing carpark). It is considered that the redevelopment of this site will have positive social, economic and environmental impacts and as a result will provide health and medical benefits of future generations.
- **Biodiversity Principle** – Following an assessment of the proponent's EA it is considered with appropriate certainty that there is no threat of serious or irreversible environmental damage as a result of the proposal. As stated earlier, the site has been extensively developed for some time and the site has therefore a low level of environmental sensitivity. There is little natural vegetation on the site and the site does not contain any threatened or vulnerable species, populations, communities or significant habitats. Furthermore, replacement planting and landscaping has been provided where appropriate. Therefore the proposal will not impact upon the conservation of biological diversity or ecological integrity.
- **Valuation Principle** – The approach taken for this project has been to assess the environmental impacts of the proposal and identify appropriate safeguards to mitigate adverse environmental effects. The proposal will have a significant environmental value as reflected in the proponent's commitment to incorporate a "Green Lab" program in the proposed Cancer Research Facility consistent with a range of UNSW policies and measures to ensure environmental compliance obligations and achieve continual environmental improvement with respect to laboratory operations. These mitigation measures include the cost of implementing these safeguards in the total project cost.

The proponent has also committed to ESD principles including ensuring that the research facility's design, construction and operation will be undertaken in accordance with UNSW Environmental Unit's ESD Rating Guidelines to enable the proposed building to achieve a 5 star rating under the Green Building Council of Australia. Furthermore the proponent has supported the UNSW wide program to reduce car dependency and promote public transport usage by utilising existing car parking spaces elsewhere on the site to provide for the additional car parking demand for this project. This is reinforced through the Statement of Commitments. Additionally considering greenhouse gas emissions linked to environmental performance and accessibility/travel, the proposal is acceptable.

6.3.11 Landscaping

The subject site contains a number of trees some of which are scattered individually within the site and others that are grouped broadly in terms of their location, namely, at the street front along High Street and internally within the subject site. The applicant has submitted an Arborist Report that assesses each tree using a Tree Survey and Safe Useful Life Expectancy (SULE) system, and identifies which trees must be retained and which trees warrant removal having regard to the nature of proposed development. In summary, a total of 48 trees will be removed, of which only 4 are considered to be significant in terms of their size. The Arborist Report recommends the retention of significant trees west and east of Gate 9 along High Street and, internally, east of the Michael Birt Gardens. The Arborist Report also advises that the trees that can be removed comprise trees to the west of Gate 9, in the Medical car park and Michael Birt Gardens, and east of the Michael Birt Gardens. The report essentially justifies the removal of these trees as they are not significant with some constituting defective specimens.

Consideration

The proponent's Arborist Report has been assessed, and appropriate inspections carried out, by Council's Landscape Officer. The trees identified for either retention or removal in the project are justified and acceptable. Specifically, the proposal has appropriately integrated the trees to be retained into the proposed development which will soften and enhance the proposed building especially along High Street. The trees recommended for removal are not significant and a number are also structurally defective so that permission is granted for their removal. Overall, the loss of trees arising from the proposal will not give rise to any significant detrimental environmental impact and the trees to be retained generally will be adequate for the proposed facility which is of significant social and medical benefit.

A condition requiring the protection of the trees to be retained during and after the construction process will be applied.

Resolution

The Department is satisfied that the issues raised have been appropriately addressed. To ensure the protection of the trees to be retained during and after the construction process, a condition of approval at Appendix A, Schedule 2, will be applied.

6.3.12 Construction Zone

Construction of the proposed building will involve the use of a 50m long construction zone on High Street. The proposed Construction Zone will be located in existing timed bus stop/zones situated on High Street. It is noted that the proponent proposes to use the proposed construction zone outside the designated times that these bus stops are in use.

Consideration

The proponent's Construction Zone proposal has been assessed by Council's Traffic Section and objections are raised to the use of High Street as a construction zone for the following reasons:

- The proposed construction zone will potentially conflict with, and disrupt, the use, safety and operation of existing bus stops along High Street.
- Construction works (including delivery and removal of construction material) can be adequately accommodated on-site subject to appropriate management of access in and out of the subject site.

In view of these reasons, the use of High Street for a construction zone is not supported and a condition will be applied requiring all construction traffic to be accommodated on-site. This condition will also contain a provision allowing the proponent to revisit this issue should appropriate and adequate advice be provided from relevant authorities (namely the State Transit Authority and Roads and Traffic Authority) advising that construction related activities (including loading and unloading operations) can be undertaken and accommodated within the proposed construction zone with no disruption to traffic or the timed operation of the bus stops/zones. This shall be to the satisfaction of the relevant authorities and Council's Traffic Section.

Resolution

The Department is satisfied that the issues raised have been appropriately addressed. To ensure that all construction traffic is contained on-site, a condition of approval at Appendix A, Schedule 2, will be applied.

7 CONCLUSION

- 7.1 The UNSW Cancer Research Project will provide for a new facility that will house research activities integrating childhood and adult cancer research in the one building
- 7.2 The project consists of the construction of a new **16500sq.m, six (6)-storey** Cancer Research Building in the University of New South Wales at Kensington including landscape and public domain works.
- 7.3 The Director General, as delegate of the Minister for Planning, formed the opinion on 13 October 2006, that the proposal is a Major Project and subject to Part 3A of the Environmental Planning and Assessment Act 1979 (as amended).
- 7.4 The estimated Capital Investment Value (CIV) of the development is **\$100 million**. The proposal will create **380 research jobs** specially dedicated to researching childhood and adult cancers.
- 7.5 The subject site is zoned 5(a) Special Uses under Randwick LEP 1998 and the proposal is permissible within that zone.
- 7.6 The Department has reviewed the environmental assessment in accordance with Section 75I(2) of the Act. All the relevant environmental issues associated with the proposal have been extensively assessed. These issues primarily focus on potential traffic, parking, drainage and contamination and operational impacts on existing University and locality.
- 7.7 The construction and operational impacts can be readily mitigated through the application of measures and practices embodied in a range of University and Local, State and Federal legislation.
- 7.8 The campus currently has an over supply of 174 onsite car parking spaces. The additional car parking demand created by this proposal (81 spaces) will therefore be met within this current oversupply. No additional on site car parking spaces is therefore required for the proposal.
- 7.9 The proponent has committed (through Statements of Commitment) to a number of measures to ensure the redevelopment proceeds smoothly and does not adversely impact on local amenity. The Department (with Council's assistance) is recommending further conditions of approval to augment commitments made by the proponent.
- 7.10 The Department is of the view that the proposal satisfactorily mitigates the environmental impacts arising from the proposed development and adequately maintains the amenity of the local area. In assessing the proposal, the Department resolved any outstanding environmental issues through conditions of approval that impose mitigation measures.
- 7.11 The Department has worked closely with Randwick City Council to ensure an effective and efficient approval process. The Director General in delegating his functions under Part 3A of the Act to Council has enabled a consistent approach to be established in stakeholder consultation, exhibition, and assessment and resolution of relevant local issues.
- 7.12 Recommended conditions of approval are provided at **Appendix A**. The reasons for the imposition of conditions are to maintain the amenity of the local area, and adequately mitigate the environmental impact of the development.

8 RECOMMENDATION

It is recommended that the Minister for Planning, pursuant to Section 75J of the Environmental Planning and Assessment Act, 1979 (as amended):

- **Consider** the findings and recommendations of this report; and
- **Approve** the project as outlined in the Environmental Assessment prepared by planningmatters Pty. Limited and the proponent's Statement of Commitments, subject to the conditions of approval set out in the attached instrument of approval at **Appendix A**; and
- **Sign** the attached instrument of approval; and
- **Authorise** the Department to carry out post-approval notification.

APPENDIX A. CONDITIONS OF APPROVAL

APPENDIX B. STATEMENT OF COMMITMENTS

Statement of Commitments

The following is the Statement of Commitments by UNSW on how the project will be managed to minimise its impacts both during construction and once the Cancer Research Facility is operational.

General

1. The development will be undertaken in accordance with this Environmental Assessment dated January 2006 prepared by *planningmatters pty ltd* (including accompanying appendices) and the drawings prepared by lahznimmo Architects in association with WilsonArchitects, as set out in the **Separate Volume** to this report.
2. The applicant will obtain all necessary approvals required by State and Commonwealth legislation and relevant Randwick City Council policies.

Transport and Parking

3. Car parking will be provided in accordance with the traffic report by Colston Budd Hunt & Kafes (December 2006), including expansion of the parking area at Chancellery Forecourt. This will include a manoeuvring area for the shuttle bus, coaches and taxis and parking for the disabled and couriers.
4. All deliveries and service vehicles to the site will enter via Gate 11 and use the expanded loading facility to be built at the lower ground level of the Biological Sciences Building as part of this application.
5. Access, servicing and layout arrangements will be provided in accordance with AS 2890.1:2004 and AS 2890.2:2002.

ESD

6. The construction and operation of the Cancer Research Facility will be undertaken in accordance with the ESD guidelines prepared by UNSW Environment Unit (November 2006) to achieve identified ESD initiatives. The design of the project will be subject to continuing refinement during the detailed design phase in consultation with UNSW.

Tree Management

7. Prior to commencing any work on the site, the trees that are to be retained will be protected as set out in Appendix 3 of the Arboricultural Assessment (undated) using a 1.8m chain mesh temporary fence or appropriately classed hoarding. This will be located as defined in the Tree Protection Zone. Should the need arise to prune any branches to allow for installation of the hoarding this will be done by a qualified arborist and in accordance with the Australian Standard AS 4373-1996 "Pruning of Amenity Trees".
8. The Tree Protection Zone will remain until construction is completed. Should the need arise to access or reduce the Tree Protection Zone, the Site Arborist will prepare an amended Tree Protection Plan and specific Tree Protection Guidelines for approval prior to its implementation.
9. Natural ground level will be maintained under the canopy of trees to be retained. Trenching for services, stockpiling of materials, wash out of equipment and parking of vehicles will not take place under the canopy of the trees.
10. Tree protection will form a part of the site induction process. All inductees will be made aware of the trees that are to be retained and the prohibited activities.
11. Any removal of trees from within the site will be in accordance with Randwick City Council's Tree Preservation Order.

Landscape and Public Domain

12. Landscaping will be provided in accordance with the landscape design concept prepared by WilsonLandscapeArchitects, as set out in the **Separate Volume** to this report.
13. Any public domain infrastructure damaged due to building works will be repaired or replaced to the standard in which that infrastructure was found immediately prior to the commencement of the works. The repair or replacement will be done to the satisfaction of Randwick City Council prior to issue of the Occupation Certificate.
14. Randwick City Council will be provided with larger examples of the exterior materials within 120 days of issue of main Construction Certificate.

Contamination

15. A Remediation Action Plan (RAP) will be prepared for the site in accordance with the recommendation in the Phase 2 Contamination Assessment prepared by Douglas Partners (December 2006) and provided to Randwick City Council.
16. Upon completion of the remediation works on the site, the applicant will submit a detailed Site Audit Report and Site Audit Statement and Validation Report to Randwick City Council. The site audit will be prepared in accordance with the Contaminated Land Management Act 1997 and completed by a site auditor accredited by the Department of Environment and Conservation to issue site audit statements. The site audit is to verify that the land is suitable for the proposed land uses.

Infrastructure and Services

17. All services that will be disrupted as a result of construction of the Cancer Research Facility will be appropriately relocated. This relocation will be undertaken in consultation and after agreement with the relevant service provider and UNSW. Relocation of all services off-site will be completed prior to commencement of construction works.
18. Stormwater runoff from the site will be managed in accordance with the Stormwater Strategy prepared for UNSW by ANA Technical Services Pty Ltd dated 28 November 2005, Drawing CMP 1000 (Rev 1) dated 28 November 2005 and Drawing DSP 1000 (Rev 1) dated 22 November 2005.
19. Aquifer recharge and bore water reuse, licensed by the Department of Natural Resources, will be implemented where permissible. The project will extend UNSW's substitution of town water use by harvested stormwater via the Botany Sands Aquifer (subject to approval from the Department of Natural Resources).

Waste Management

20. A detailed waste management plan will be prepared to ensure that suitable waste management processes and waste storage areas that support the principles of waste avoidance, reuse and recycling are incorporated into the design of the building. The waste management plan will include projected waste generation rates for the end use of the project. The development plans will include facilities to support this waste generation, ie appropriately sized and accessible waste storage areas, integrated with waste collection systems.
21. Prior to commencement of work on site a waste management plan that maximises reuse and recycling of waste generated in the demolition and construction phase will be prepared.
22. All waste storage areas will be graded and drained to the sewer to the requirements of Sydney Water.

Construction

23. Site management during construction will be consistent with the detailed Construction Environmental Management Plan (CEMP) prepared by Bovis Lend Lease (BLL) based on the framework appended to this report. This plan will include:
- statutory compliance
 - hazardous substances/dangerous goods management plan
 - asbestos (and hazardous building material) management plan
 - waste management plan
 - contaminated soil and water management plan
 - stormwater and erosion management plan
 - noise and vibration management plan
 - air quality management plan
 - tree protection plan
 - community and stakeholders consultation/ participation management plan, and
 - sustainability.
24. General constructions hours will be as follows:
- Monday to Friday 7:00 am to 6:00 pm, and
 - Saturday 7:00 am to 3:00 pm.
25. Where construction work is undertaken which generates significant noise or vibration impacts, construction hours will be as follows:
- Monday to Friday 9:00 am to 12:00 pm and 2:00 pm to 5:00 pm, and
 - Saturday 9:00 am to 12:00 pm.
26. A traffic management plan detailing the temporary barriers, line marking and signage that will be set up to control traffic during the construction stage will be prepared and approved by UNSW prior to commencement of works.
27. All areas used for construction site activities will be reinstated prior to occupation of the premises. Services such as irrigation will be reinstated along with the replacement of any damaged paving.

Building Code Of Australia

28. The architectural plans will be subject to review to ensure compliance with the deemed-to-satisfy provisions of the BCA, or compliance with the relevant provision through an alternate solution.
29. All works will comply with the provisions of the BCA, either in terms of the deemed-to-satisfy provisions or by way of an alternate solution.

Noise

30. The recommendations of the Noise Report prepared by Acoustic Studio (January 2007) will be implemented.
31. A qualified acoustic consultant will be engaged during the detailed design development to ensure that the acoustic requirements for the project as outlined in the Noise Report are achieved.

Air Quality

32. The recommendations of the Dispersion Study prepared by Windtech (December 2006) will be implemented.

Access for People with a Disability

33. The development will comply with the requirements of Australian Standard AS 1428.1 General requirements for Access as well as the UNSW guidelines in **Appendix E** to this report.

Operation

34. The design and management of the building will comply with the laboratory design and procedures, dangerous goods handling and storage and hazardous waste management controls outlined in Section 2.3 of this report.

APPENDIX C. PREFERRED PROJECT REPORT

No Preferred Project Report was submitted for this application.

APPENDIX D. RESPONSE TO SUBMISSIONS

No Response to Submissions was submitted for this application.

APPENDIX E. COPIES OF SUBMISSIONS FROM PUBLIC AUTHORITIES AND SUMMARY OF PUBLIC SUBMISSIONS

Please note: There were no submissions received from the public.



CAC 2007-5701

Andrew Popoff

The General Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

Attention: David Ongkili

**PROPOSED CANCER RESEARCH BUILDING (UNIVERSITY OF NSW)
ADJACENT TO GATE 9, HIGH STREET, KENSINGTON.**

Dear David,

I refer to your letter dated 13 February 2007, (Council Ref: DA/77/2007) concerning the above mentioned Development Application referral to the Roads and Traffic Authority (RTA) for comment in accordance with the provisions of Schedule 1 of State Environmental Planning Policy No 11 (SEPP 11).

The RTA has assessed the proposed development and provides the following advisory comments to Council for its consideration in the determination of the development application:

1. The relocation of the pedestrian crossing on High Street must conform to current standards. This includes extending and removing the zig-zag advanced pavement markings on the western and eastern approaches to the pedestrian crossing in order that a minimum of 30m clear zone is maintained from the zig-zag markings to the pedestrian crossing. All appropriate signage to be relocated and / or installed, in accordance with TDT 2002/12 and TDT 2001/4.
2. The RTA supports any future measures which will form part of any "strategy action plans" which will aim to reduce travel by private car, reduce on-site parking and improve public transport access to the University.
3. Car parking provision is to be to Council's satisfaction and in accordance with the draft DCP.
4. The layout of the car parking areas associated with the subject development (including, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004 and AS 2890.2 - 2002 for heavy vehicles.
5. All works / regulatory signposting associated with the proposed development will be at no cost to the RTA.



Any inquiries in relation to this matter can be directed to the nominated Land Use & Transport Planner, Andrew Popoff on telephone 8814 2180 or facsimile 8814 2107.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Salih Suleiman', written in a cursive style.

Salih Suleiman
A / Land Use Planning & Assessment Manager
Sydney Region

10 May 2007

APPENDIX F. ENVIRONMENTAL ASSESSMENT

APPENDIX G. ENVIRONMENTAL PLANNING INSTRUMENTS CONSIDERATION

Part 3A of the Environmental Planning and Assessment Act 1979 (the Act)

On 1 August 2005, Part 3A was introduced to the Environmental Planning and Assessment Act 1979 (EP&A Act). Part 3A and its accompanying Regulations contain a new assessment and determination framework for major projects.

The Director General as delegate of the Minister has formed the opinion that the development to which this application relates is a project for the purposes of Part 3A of the Act. The project application to which this Environmental Assessment report relates has therefore been lodged pursuant to Section 75E of the Act, for approval to carry out a project as defined in Part 3A of the Act.

State Environmental Planning Policy (Major Projects) 2005

The Major Projects SEPP outlines the types of development declared a project for the purposes of Part 3A of the Act.

For the purposes of the Major Projects SEPP certain forms of development may be considered a Major Project if the Minister (or his delegate) forms the opinion that the development meets criteria within it. On 13 October 2006, the Director General as delegate of the Minister, formed the opinion that the project as initially proposed is a development which meets the criteria of Schedule 1 Group 7, Clause 19 of the Major Projects SEPP identifies "Medical Research and Development Facility"

The opinion was formed on the basis that the capital value of the project (approximately \$100 million) exceeds the \$15 million threshold and that the proposal will provide employment for 100 or more people (380 research jobs). Accordingly the development is considered to be a Major Project and subject to Part 3A of the Act.

State Environmental Planning Policy 11 – Traffic Generating Developments (SEPP 11)

The main objectives of SEPP 11 are to ensure that the RTA is made aware of and is given an opportunity to make representations in respect of development set out in Schedules 1 and 2.

The development proposal was referred to the RTA for comment. On 10 May 2007 the RTA commented on the proposal and key issues related to, car parking provision and lay out, and appropriate design of pedestrian crossing. These matters have been considered and are discussed in detail in Section 6 of the Director General's report or have been resolved through the recommended conditions of approval where appropriate.

State Environmental Planning Policy No.55 (Remediation of Land)

SEPP 55 Remediation of Land aims to promote the remediation of contaminated land by specifying under what circumstances consent is required to remediate land. SEPP 55 aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by specifying that certain considerations be made by the consent authority when determining development applications in general, and where relevant, land has been appropriately remediated.

Douglas Partners have undertaken a site contamination assessment of the subject site to assess the nature, extent and degree of soil and groundwater contamination. The assessment included an analysis of soil and groundwater borehole samples over the subject site.

The report essentially concludes that remediation is required to render the site suitable for the proposed Cancer Research Facility. Accordingly, it recommends that a Remediation Action Plan (RAP) be

prepared for the site which will require that contaminated materials disposed from the site be managed and disposed in accordance with applicable regulations.

Subject to conditions to ensure the proper management and remediation of contaminated soil and groundwater in the subject site, there is no environmental concern in relation to site contamination. The approval has been conditioned accordingly.

Randwick Local Environmental Plan 1998

The subject land is zoned 5(a) Special Uses under the provisions of Randwick Local Environmental Plan (LEP) 1998.

The Randwick LEP 1998 contains the following definitions:

Educational Establishment means a building or place used for education (including teaching) and includes:

- (d) a school,
- (e) a tertiary institution,
- (f) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health workers, and whether or not any such use is a commercial use,

but (in Part 2) does not include a building or place elsewhere defined in this clause.

Development for the purposes of an “educational establishment” is permissible with the consent of Council in the 5(a) Special Uses Zone.

Deemed DCP – UNSW Kensington Campus (Campus 2020)

In December 2005, a Master Plan for the UNSW Kensington Campus was adopted. Under the amendments to the Environmental Planning and Assessment Act 1979 gazetted on 16 June 2005, the Master Plan is now made a Deemed Development Control Plan (Deemed DCP). The Master Plan/Deemed DCP essentially outlines long-term development proposals for the Campus and how these proposals address a range of matters.

The design principles and provisions of the Master Plan/Deemed DCP was subsequently adopted as site specific controls in the DCP – UNSW Kensington Campus which now applies to the subject site (see next Section below). In view of this, the proposal's consistency with the Master/Plan DCP can, in effect, be assessed in terms of its compliance with the DCP as discussed below. The assessment indicates that the proposal is generally consistent with the provisions of the Master Plan/Deemed DCP (as contained in the DCP) except for those matters relating to height and setbacks.

DCP – UNSW Kensington Campus

The DCP for the University of NSW, Kensington Campus (which contains detailed planning provisions for land uses and development within the Campus) was adopted by Council on 27 March 2007 and came into effect on 16 April 2007. Section 3.4.5 of the proponent's Environmental Assessment Report contains a Table of Compliance with the DCP for the UNSW Kensington Campus. An assessment of this table indicates that the proposal is generally consistent with the provisions of the Deemed DCP with the exception of maximum 24m wall height control (as the proposed building will have a maximum wall height of 25m) and the minimum 6m setback from street alignment (as the building will have a minimum setback of 5m in one section of the elevation to High Street). These non-compliances are considered minor and do not result in any significant environmental impacts for the following reasons:

Height

- The breach in height limit occurs in order to match and connect floor levels with the adjoining Wallace Wurth Building.
- The roof-top of the lift-core and plant rooms will be well setback at roof level from the main building line and not be visible from the High Street level.

Setback

- The breach in front setback to High Street occurs only at localised areas on Levels 4 and 5 to align with, and provide articulation over the common entry to, the Wallace Wurth Building.

The localised breach in front setback to High Street assists in breaking the visual bulk of the building to this street.

Regional Strategies

City of Cities – A Plan for Sydney's Future (December 2005)

The **Metropolitan Strategy** identifies the UNSW Kensington campus as one of the two key components/drivers in the Randwick Education and Health Specialised Centre. It recognises its vital economic and employment roles with the aim of supporting and fostering its specialised function.

The **draft East sub-regional strategy**, which is currently being prepared, has as one of its key directions the consolidation and strengthening of this centre. This includes established links between UNSW and the Prince of Wales Hospital Complex with a significant targeted growth in employment. The draft sub-regional strategy acknowledges the adopted master plan DCP for UNSW which focuses on strengthening its research attributes, including a new Medical Research precinct with up to 75,000sq.m of additional floor space and enhancing the physical environment of the campus.

The Environmental Assessment indicates that an additional 380 jobs will be generated by the proposed development which will build upon and provide for closer links between the University and the Hospital in the field of cancer research.

The development is therefore consistent with NSW strategic directions.

OTHER ACTS AND APPROVALS

Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act 1997

The EPBC Act commenced on 16 July 2000. The EPBC Act includes the assessment and approvals system for actions that have a significant impact on:

1. Matters of National Environmental Significance (NES); and
2. The environment on Commonwealth land.

Should an action be determined to likely have a significant impact, an approval from the Commonwealth Minister for the Environment and Heritage is required.

The EPBC identifies seven matters of national environmental significance being:

1. World Heritage properties;
2. National Heritage places;
3. RAMSAR wetlands of international significance;
4. Nationally listed threatened species and ecological communities;

5. Listed migratory species;
6. Commonwealth marine areas; and
7. Nuclear actions.

The Environmental Assessment identified that no NES matters or Commonwealth land are likely to be impacted by the proposal and therefore an approval from the Commonwealth Minister is not required.

Department of Transport and Regional Services

Obstacle Limitation Surface

The proponent has liaised directly with the Commonwealth Department of Transport and Regional Services (DOTARS) and Air Services Australia (ASA) to gain approval for the height of the proposed building in relation to building intrusions into the Sydney Airport height Obstacle Limitation Surface (OLS). At the time of finalising this Environmental Assessment, DOTARS were still assessing the project and approval had not been issued. Discussions with DOTARS staff indicate that the proposal will not impact upon approach or departures, however an assessment of the proposed buildings impact upon radar and navigation services had not been finalised. As such, a condition will be applied requiring that the proponent obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project, including the approval of DOTARS, prior to construction.