

**MAJOR PROJECT APPLICATION FOR UNIVERSITY OF NEW SOUTH
WALES (UNSW) STUDENT HOUSING**

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

Project	Major Project Application – UNSW Student Housing (07_0071) Construction of student accommodation as generally described in the letter from the UNSW to the Minister for Planning dated 12 October 2006.
Site	High Street, Kensington Campus, UNSW Site, Kensington
Proponent	University of New South Wales
Date of Issue	26 July 2007
Date of Expiration	26 July 2009 (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> (Major Projects SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 9 December 2006. The Director-General's assessment functions for the project application, including public notification, were delegated to Randwick City Council on 8 December 2006. The Minister remains the approval authority.
General Requirements	The Environmental Assessment must include: ▪ an executive summary; ▪ 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); ▪ an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and ▪ 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	Part A – Heads of Consideration ▪ suitability of the site; ▪ likely environmental, social and economic impacts; ▪ justification for undertaking the project; and ▪ the public interest. Part B – Relevant EPIs, Guidelines and other documents to be addressed ▪ planning provisions applying to the site including permissibility and the provisions of all plans and policies; ▪ nature and extent of non-compliance with specified EPIs; ▪ consideration of alternatives to the proposal; and ▪ adopted DCP – UNSW Kensington Campus ▪ the adopted Master Plan/Deemed DCP (as amended by variations to the adopted Master Plan) for the UNSW Part C – Key Issues to be addressed ▪ requirements of the Department of Planning, Randwick City Council and other agencies as set out as follows: 1. Impacts on Existing Uses Detailed plans and documentation should be submitted that articulates the status of existing buildings and how it is intended to relocate or displace existing uses temporary or otherwise, possible future expansion areas, vehicular car parking (location and numbers), access and delivery areas and proposed road closures.

2. Built Form & Urban Design

Design justification for the proposal should be outlined, including an analysis of existing topography, bulk and scale of existing development in, and surrounding, the subject site, building heights, view corridors, streetscape and address, vehicular and pedestrian connectivity, entry points, parking, traffic management and hierarchy.

Particular regard should be given to relevant good practice urban design guidelines and principles when formulating the proposal, including, but not limited to, the following aspects:

- The scale of the proposal including the potential impact of overwhelming building bulk/scale and visual intrusion, particularly in areas where the maximum wall height limit is breached.
- The density of the proposal.
- The builtform of the proposal including footprint, envelope and setbacks.
- The aesthetics of the building in terms of architectural design and presentation, layout, form and external treatment including the potential visual impact of a repetitive form and façade for both future residents internally, and the wider public, externally, in High Street and the surrounding public domain.
- The amenity impacts of the proposal to adjoining/surrounding land uses including solar access, ventilation, noise, privacy and views.
- The internal design and layout of each residential unit to promote high levels of internal amenity for future residents including cross-ventilation, solar access and visual and acoustic privacy.
- The safety and security characteristics of the proposal.
- The design of the proposal to incorporate the DCP – UNSW Kensington Campus requirements/objectives for the:
 - High Street Square as an open space, retail/services hub/gateway to the lower campus
 - Old Tote Courtyard as an open space, retail and services hub/gateway and an enlarged, publicly accessible, square fully open to High Street.
- The provision of active recreational open space for future residents of the proposal either on or near campus.

It should also be demonstrated that the optimum urban design outcome for the site and its environs has been achieved. Alternative options for layout, built form, densities and development parameters should be identified. All constraints, opportunities and merits of alternative options should be articulated.

The proposal should be referred to the Sydney Airport Corporation and Department of Transport and Regional Services for comment/approval in relation to the impact on the Obstacle Limitation Surface (OLS), that is, the prescribed airspace protection area for safe aircraft operation around Sydney Airport.

The landscape design and treatment of the proposal including the planting strategy for High Street, the heritage precinct (comprising the Fig Tree Theatre, Old Totaliser, the White House and Old Tote Courtyard) and internal courtyards, open spaces and pathways.

Good vehicular and pedestrian linkages should be provided to the UNSW and beyond. Appropriate disability access should be provided in accordance with appropriate Disability Access Guidelines.

3. Heritage

Existing heritage items should be identified and respected, including significant heritage buildings, heritage conservation areas, landscape elements, curtilages, setting and important views. A heritage impact statement should be prepared in accordance with NSW Heritage Office guidelines and address the following issues:

- Impact of adaptive reuse of the existing buildings.
- Required conservation works to built elements.
- Impact on curtilage of built elements.
- Impact on landscape elements.
- Impact on spatial character of the courtyard.

- Relationship between the new buildings and High Street.

4. Transportation & Access

The Environmental Assessment should address traffic and car parking provision (including separation of service vehicles and public parking facilities), access, service delivery and traffic generation, associated with both the final development and during the construction period. The assessment should include, but not necessarily be limited to, the following:

- Assess the traffic impacts of the proposal.
- Assess access arrangements with access to any carparking preferably provided via internal roads such as Third Avenue rather than directly off High Street.
- Determine parking demands and identify where these demands will be accommodated;
- Detail of where the existing carparking spaces on the site will be relocated to facilitate the development
- Identify service and delivery requirements for the new facility and detail how these requirements will be met.
- Assess any impact the proposal may have on the existing bus stops in High Street.
- Identify strategies to reduce car dependency through the adoption of sustainable transportation. The submission should detail how sustainable transport options such as walking and cycling are being promoted through the development.
- Provision for upgrade of the High Street site frontage to provide improved pedestrian accessibility.

The Environmental Assessment should also demonstrate how construction and delivery vehicles will access the development site during the demolition and construction phase of the development. Any demolition and construction impacts should be minimised and mitigated where appropriate.

A transport report should be prepared in accordance with the RTA's *Guide to Traffic Generating Developments* and/or other relevant guidance where appropriate including the EPA's *Environmental Criteria for Road Traffic Noise*. Further detailed advice should be sought from the RTA and/or Council where appropriate.

5. Environmental and Ecological Impacts

The Environmental Assessment must include details as to how the environmental and ecological impacts of the proposal will be managed. Matters to be addressed (but not be limited to) include:

- a) a description of any contamination and its impacts on the environment, including mitigation and disposal measures as applicable;
- b) any likely geotechnical impacts for the development on the site;
- c) drainage and stormwater management issues, including on site detention of stormwater, WSUD, and drainage infrastructure;
- d) details of the development's sustainable environmental management measures including but not limited to, NatHERS ratings, water sensitive urban design measures, energy efficiency, recycling and waste disposal; and
- e) waste management issues including operational waste, in particular biomedical, infectious or other toxic waste;
- f) any noise and acoustic issues;
- g) likely construction impacts, including but not limited to, traffic, noise, vibration, air quality, soil and erosion, and waste material as well as the proposed management measures; and
- h) details of how the development proposal will be satisfactorily serviced for utility services such as the supply of water, sewerage, stormwater, gas, electricity and telephone services and comply with the requirements of any public authorities (e.g. Sydney Water, Energy Australia, Telstra Australia etc) in regard to the connection to, relocation and/or adjustment of the services.
- i) a tree survey and arborist report detailing all trees currently on the site that may be affected by the proposed works; tree protection measures that will be implemented to prevent damage to the trees being retained; and details of any compensatory planting proposed
- j) details indicating that, in accordance with the 'UNSW Campus 2020

- Stormwater Strategy', all stormwater runoff from the site (for storms up to the 100 year ARI storm event) is directed to the Village Green Detention basin.
- k) details of suitable geotechnical investigation undertaken to determine whether the excavation will encounter groundwater/seepage water as the proposal includes two basement parking levels. Should groundwater/seepage water be encountered, the basement structures will need to be tanked and waterproofed. Further, should dewatering be required during construction, the application should be forwarded to the Department of Natural Resources for consideration.
 - l) details of proposed waste management arrangements (including identification of waste storage areas and collection points)
 - m) details of design plans for the footpath upgrade works along the High Street site frontage

6. Ecologically Sustainable Development/Energy Savings Action Plan

The environmental assessment shall :

- Detail how the development will incorporate ESD principles in design, construction and ongoing operation phases.
- Demonstrate a commitment to ESD principles and how the development will achieve the requirements of BASIX and what (if any) commitments will be made on other environmental rating tools such as Greenstar and the Australian Building Rating Scheme. The environmental assessment should also include a greenhouse gas assessment.
- Prepare an Energy Savings Action Plan in accordance with the requirements of the DWE and the Guidelines for Energy Savings Action Plans, DEUS 2005.

7. Planning Agreements and/or Developer Contributions

The environmental assessment should address Council's Section 94A Development Contributions Plan and provide the likely scope of a planning agreement and/or developer contributions between the proponent and Council for matters such as open space, community, regional and local infrastructure, public transport provision, social infrastructure and facilities either on-site or within the City of Randwick.

8. Contamination & Geotechnical issues

Contamination and geotechnical issues associated with the works proposed by the project application should be identified and addressed in accordance with SEPP 55 and other relevant legislation and guidance.

Part D – Statement of Commitments

- proposed mitigation and management of demolition, construction, and operational residual impacts;
- a draft statement of commitments detailing measures for environmental management and mitigation measures and monitoring for the project; and
- address the possible scope of a planning agreement and/or developer contributions.

Part E – Test of adequacy

If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent.

The Director-General may modify these requirements by further notice to the proponent.

Part F – General Environmental Risk Analysis (in relation to all components 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 should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the Environmental Assessment: (a) Agencies or other authorities: ▪ Randwick City Council (b) Public: ▪ Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy. ▪ Any additional meetings proposed by the local member or other relevant group. (c) Peer Review Requirements: ▪ List relevant components of the Environmental Assessment (including the design of the proposed high-rise student accommodation) to be independently peer reviewed prior to submission.
Deemed refusal period	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
Panels constituted under s75G	No Panels are required at this stage.
Application Fee Information	A fee of \$143,581.60 is applicable to the application (with this amount to be split and cheques made out to the Department of Planning for the amount of \$35,895 and to Randwick City Council for the amount of \$107,686.60). The fee is based on estimated cost of works as per the <i>Environmental Planning and Assessment Regulation 2000</i> .
Landowners Information	Landowner's information is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> .
Documents to be submitted	Twelve (12) hard copies of the Environmental Assessment. Six (6) copies of the Environmental Assessment and plans on CD-ROM (pdf format) Photomontages Models Plans 12 sets of Drawings to scale