

Part 3A – Project Application

Director-General's Requirements

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

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| Application No. | MP 08_0104 |
| Project | Redevelopment of UNSW College of Fine Arts (CoFA) campus, Paddington |
| Site | UNSW College of Fine Arts (CoFA) campus, Paddington |
| Proponent | UNSW |
| Date of Issue | 11/7/08 |
| Date of Expiration | 11/7/10 |
| General Requirements | <p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the proposal comprising: <ul style="list-style-type: none"> ◦ description of the site including cadastre and title details ◦ design, construction, operation, maintenance, rehabilitation and staging as applicable; ◦ project objectives and need; • 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 | <p>Relevant EPIs, Guidelines and other requirements to be addressed</p> <ul style="list-style-type: none"> • South Sydney LEP 1998 • South Sydney DCP 1997 • South Sydney DCP 1997 Amendment Part G: Special Precinct No. 8 – University of New South Wales Paddington Campus (Greens Road Paddington) (<i>The EA shall include a comprehensive assessment against all of the provisions of this DCP and shall include any additional reports or documentation as specified in the DCP</i>) <p>Construction Management Plan (CMP) A CMP shall be submitted which details the specific measures for managing demolition, excavation and construction impacts to ensure that impacts on surrounding residents are minimised. The CMP shall include a construction traffic management plan which specifically protects the amenity of the surrounding residents in relation to truck movements.</p> <p>Street Trees An arborist report including root investigation shall be submitted which demonstrates that proposed excavation works within the site will not detrimentally impact on the street trees surrounding the site. The report shall also investigate the existing and potential maximum size of the canopies of the street trees to ensure that the proposed buildings do not inhibit or prevent the future growth of the street trees.</p> <p>Traffic A traffic and parking study shall be submitted which includes details of the traffic volumes likely to be generated during construction and operation, an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network, and an assessment of the cumulative impact of traffic volumes from the proposal together with the existing development in the area.</p> <p>Draft Statement of Commitments</p> <ul style="list-style-type: none"> • Proposed mitigation and management of residual impacts; and • A Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project. |

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| Test of Adequacy | <p>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.</p> <p>The Director-General may modify these requirements by further notice to the proponent.</p> |
| Deemed refusal period | 60 days (see Clause 8E of the Environmental planning and Assessment Regulation) |
| Application Fee Information | The application fee is based on Capital Investment Value of the project as defined in the Major Projects SEPP and as set out in Clause 8H of the <i>Environmental Planning and Assessment Regulation 2000</i> . To verify the cost of works for this project you are requested to submit a Quantity Surveyor's report for the project. |
| Landowners Consent | Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> . |
| Documents to be submitted | <p>Once the draft EA has been submitted and determined to be adequate by the Department the applicant should submit:</p> <ul style="list-style-type: none"> • 10 hard copies of the environmental assessment report & 10 sets of the site analysis plan and architectural plans; and • 10 copies of the environmental assessment report and plans on CD-ROM (in PDF – please ensure all files are less than 2Mb in size). <p>Additional Documents required include:</p> <ul style="list-style-type: none"> • Survey plan - The survey plan needs to be to scale, (showing relative levels to AHD) and include details of adjoining development • Drawings to scale including location plan, site plans, existing floor plans, proposed floor plans, all elevations. Elevations shall include super imposed permissible building envelopes. • Perspectives/Photomontages • Shadow diagrams - Diagrams to show existing and proposed impacts at the Midwinter (21 June) and if applicable elevation shadows if shadows fall upon neighbouring windows/openings. • Landscape plan • Heritage Impact Statement and Conservation Management Plan • Traffic and parking study • Energy Efficiency report • BCA statement / building services report/alternate solution or fire engineering report • Geotechnical report • Construction Management Plan • Model - Physical and digital 3D models to Council specifications must be lodged with application. The model is to be at 1:500 scale. Please contact Council model making staff to discuss all requirements in relation to providing a physical and a digital 3D model prior to lodgement of the application. |