



NSW GOVERNMENT
Department of Planning

***MAJOR PROJECT ASSESSMENT
Redevelopment of UNSW College of Fine
Arts (CoFA) Campus, Paddington***

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

(Prepared by City of Sydney Council under Instrument of
Delegation dated 6 June 2008)

December 2008



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NSW Department of Planning
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1 EXECUTIVE SUMMARY

1.1 The Proposal

This is a report on a major project application pursuant to Part 3A of the *Environmental Planning and Assessment Act, 1979* ("the Act").

The University of New South Wales (UNSW) (the Proponent) is proposing redevelopment of the College of Fine Arts Campus (COFA), University of NSW, Paddington ("the proposal").

COFA is located at the corner of Oxford Street and Green Street, Paddington and occupies an entire city block bounded by Greens Road, Napier Street, Selwyn Street and Albion Avenue. The site located within the Paddington Heritage Conservation Area and is occupied by eight (8) buildings including two (2) heritage buildings. Selwyn Street is characterised by a number of fig trees which are listed on Council's significant trees register and Busby's Bore is located under the site.

The proposed development comprises:

- Demolition of three existing buildings (known as Buildings C(south), B and D);
- Substantial alterations and to a fourth building (Building F);
- A new and larger building to replace Building D;
- Re-orientation of main entrance to the north eastern corner adjacent to Oxford Street; and
- Provision of substantial landscaping works to create an internal square within the campus.

The estimated project cost of the development is \$32,876,000.00. The proposal will create at least 80 full time equivalent construction jobs.

The application was exhibited from 1 September 2008 for 30 days. During this period, the Council received a total of 1 submission from the public, 19 pro-forma letters, 1 submission from the Department of Defence, 1 submission from Woollahra Municipal Council, and 1 submission of support from the Paddington Society. Key issues considered in the Council's assessment included:

- Compliance with the building envelopes and controls in the South Sydney DCP 1997 Amendment Part G: Special Precinct No. 8 – University of New South Wales Paddington Campus (Greens Road Paddington);
- Impact on street trees in Selwyn Street;
- Impact of excavation works on Busby's Bore; and

Council has assessed the merits of the project and is satisfied that the impacts of the proposed development can be mitigated subject to the following:

- A Deferred Commencement condition requiring the preparation of an archaeological assessment which identifies the exact location and depth of Busby's Bore below the surface, the potential impacts of the proposal excavation and construction of the new slab, and measures to mitigate any impacts should they be identified.
- A Deferred Commencement condition requiring a 4m building setback from fig trees located in Selwyn Street.

Council is satisfied that subject to these conditions, the Statement of Commitments and the remaining recommended conditions of consent, the site is suitable for the proposed development and that the project will provide environmental, social and economic benefits to the region.

The City of Sydney Council recommends that the project be approved on a deferred commencement basis, subject to conditions.

2 BACKGROUND

2.1 THE SITE

2.1.1 Site context and location

The COFA campus is situated on the corner of Oxford Street and Green Street, Paddington and is known as Lot 1 DP 826022.

The COFA Campus has been the site of various educational facilities since the 1890s, including the college of Fine Arts since 1990. The site occupies the whole street block bounded by Greens Road, Napier Street, Albion Avenue and Selwyn Street, Paddington. It is located adjacent to Oxford Street and Victoria Barracks and within the Paddington Heritage Conservation Area. Selwyn Street adjacent to the site is characterised by a number of fig trees which are listed on Council's significant trees register and the State Heritage listed Busby's Bore is located underneath the site.

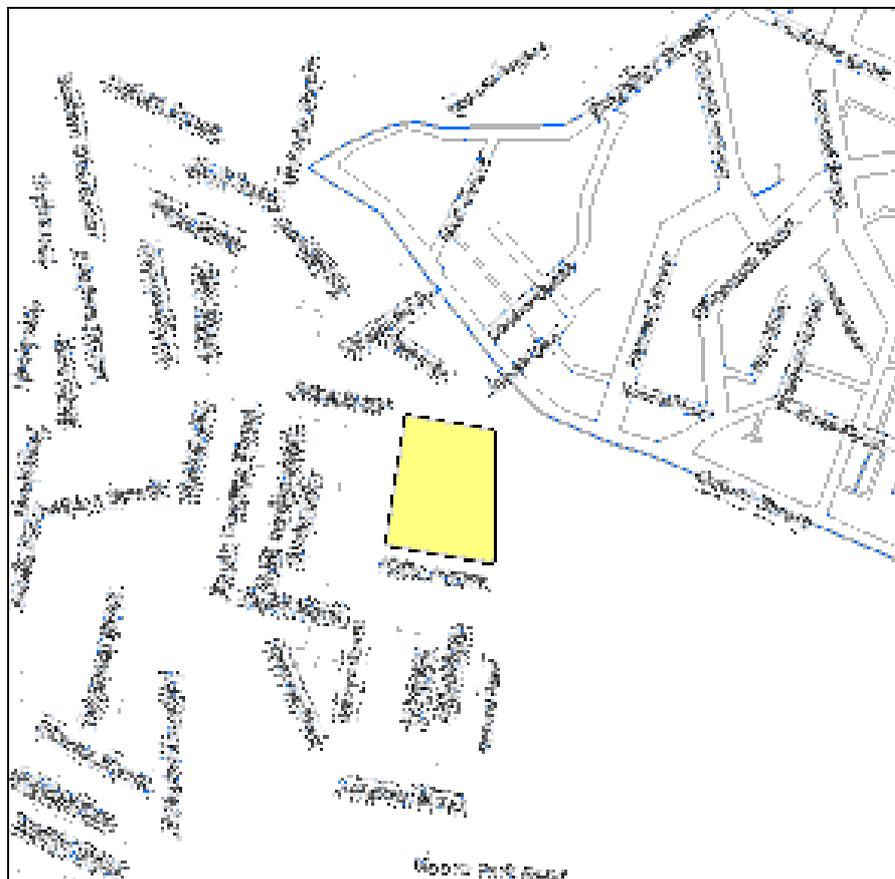


Figure 1. Location of site

2.1.2 Existing site features

The site has an area of approximately 8,530sqm and is occupied by eight (8) buildings of various ages and conditions, including two (2) heritage buildings, with minimally landscaped inter-building spaces used for circulation and leisure. The buildings are generally built to the street edge, however there is minimal activation of any of the streets. Pedestrian access to the site is primarily from the road closure in Selwyn Street to the south of Building D (see Figure 2). The campus does not have any orientation to Oxford Street.

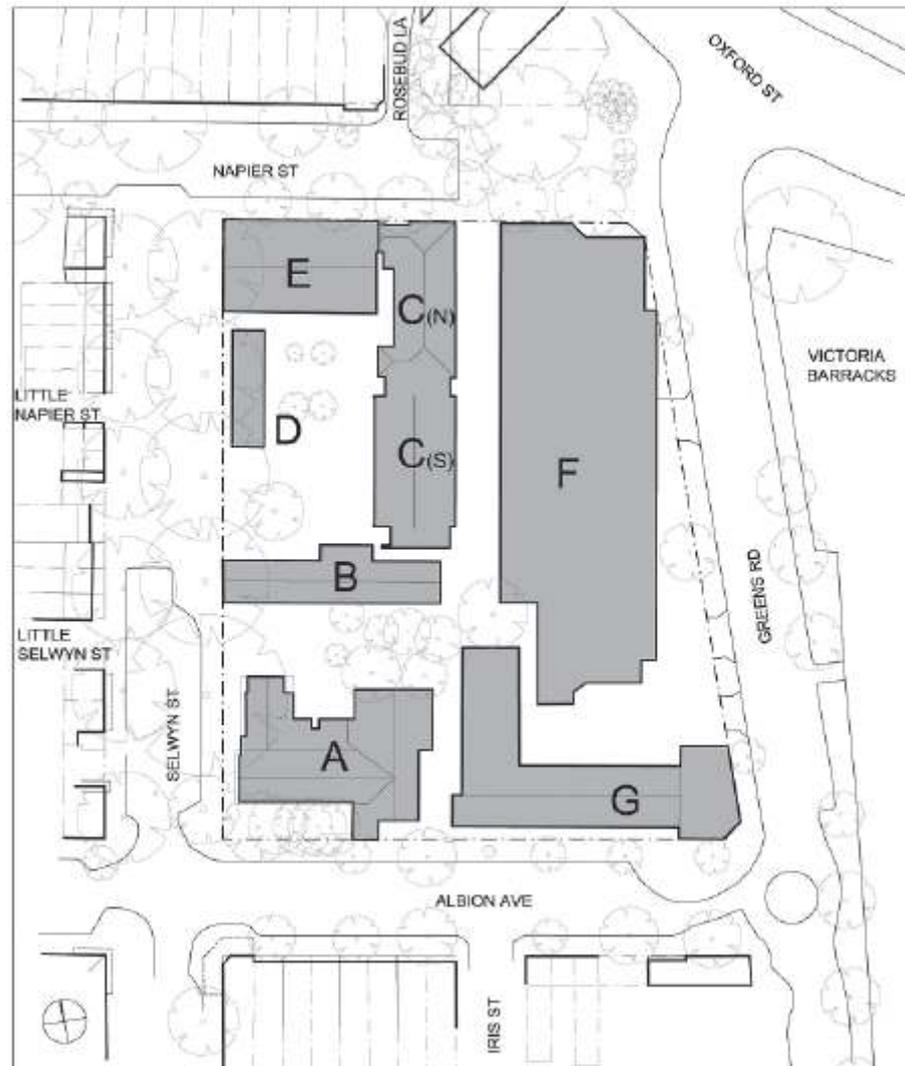


Figure 2. UNSW Paddington Campus

Vehicular access is available from Greens Road to a secure staff parking area at the northern end of the site which accommodates 69 car parking spaces. An additional 13 spaces are available within the service area and loading dock near the southern end of the site. Informal deliveries do occur in the cul-de-sac of Selwyn Street which has resulted in reported incidences of disturbance to the residential properties on the western side of the street.

The two heritage buildings are Building A and Building C North. Building A was the 1894 Albion Street Public School building (currently the Ivan Doherty Gallery). Building C North was constructed in 1925 and occupied by the Sydney Technical Boys High School.

There is a considerable fall across the site of 11.8 metres from the south-west to the northeast. This slope has resulted in ground floors that do not continually relate to the public domain along the street edges, nor the onsite open spaces.



Figure 3. Building F as viewed from Oxford Street



Figure 4. Building F as viewed from Greens Road



Figure 5. Building G as viewed from intersection of Greens Road and Albion Avenue



Figure 6. Building A as viewed from intersection of Albion Avenue and Selwyn Street



Figure 7. Building B as viewed from Selwyn Street road closure



Figure 8. Building D as viewed from Selwyn Street road closure



Figure 9. Building F as viewed from Napier Street road closure

2.1.3 Surrounding development

The site is surrounded by a number of varying uses. Victoria Barracks is located to the east on the opposite side of Greens Road, and whilst a number of institutional buildings are contained within the Barracks, it is generally characterised within the streetscape by a large sandstone boundary wall. To the north of the site is Oxford Street which contains a variety of mixed use and commercial buildings which vary between two and three stories in scale. A petrol station is located to the north-west of the site in Oxford Street.

Albion Street and Selwyn Street are primarily characterised by two storey terrace houses. Small parks have been created within both Selwyn Street and Napier Street with the closure of roads. The Selwyn Street park is considered to be of particular value and provides a pleasant public domain area which is complimented by the heritage streetscape on the western side of Selwyn Street.



Figure 10. Heritage listed terrace houses in Selwyn Street road closure to the west of the site



Figure 11. Terrace houses in Albion Avenue to the south of the site

3 PROPOSED DEVELOPMENT

3.1 THE PROPOSED DEVELOPMENT

The proposed development consists of a partial redevelopment of the COFA campus, including demolition of several buildings, construction of new buildings and embellishment of others, creation of a new entry from the Napier Street closure, and a new central courtyard with a basement level below containing 62 spaces which connects Building F and D. The proposal comprises the following works to specific buildings as depicted in Figure 12 below:

| Building | Works |
|--------------------|--|
| Building A | No development |
| Building B | Demolition |
| Building C (north) | No development |
| Building C (south) | Demolition |
| Building D | Demolition and replacement with new Building D |
| Building E | No development |
| Building F | Alterations and additions |
| Building G | No development |

The new buildings are illustrated in the below image which identifies the buildings to be demolished (cross hatched) and the footprint of the new Building D and roof-top addition to Building F (dotted line).



Figure 12. Proposed UNSW Paddington Campus

The new building D accommodates 3840sqm over 5 levels to be built generally along the western boundary of the site. The western façade of the building is characterised by three large indents which contain glazing in a manner which prevents direct overlooking of Selwyn Street. The building is proposed to contain the following:

- Workshop areas including connection to basement level and lower gallery of Building F;
- Student and administration facilities,
- Sculpture and object design studios,
- Audio visual media facilities and general research facilities.

The alterations and additions to Building F which result in an overall floor space of 8,497sqm and includes an additional floor and the upgrade of the facades of the existing building, to create the following:

- A new campus entrance off the Napier Street closure with a double storey foyer
- A lower gallery and upstairs to the main gallery.
- A café on the ground floor fronting the Greens Road and Napier Street intersection
- New loading dock accessed from Greens Road
- Refinement of remaining floors of building, and additional level 6, to incorporate new studios, seminar rooms, print studio and graduate research centre.

The proposed modifications to vehicular and pedestrian access and parking include:

- A new access point to on-site car parking from Greens Road, south of the existing drive way (which is to be removed).
- The provision of a total of 62 spaces under Building F and the central courtyard, between Buildings D and F.
- An associated additional dock is to be located under Building F and provide specialist servicing for art supplies and exhibitions.
- An additional 3 spaces beyond those which currently exist are to be provided within the existing loading/servicing area between Buildings G and F, which is to remain unaltered.
- The primary pedestrian access to the campus will be at the north-eastern corner of the site, off the Napier Street road closure. Notwithstanding this, the existing pedestrian entry further south along Greens Road, between Buildings G and F, is proposed to be retained but will be limited to 8am to 9pm Monday to Friday and 8am to 4pm Saturdays
- Parking for 72 bicycles located in the existing parking and loading area between Buildings F and G.
- Only emergency vehicles will be able to access the campus from Selwyn Street.

The proposal incorporates the following materials and finishes:

| Building F | Building D |
|---|---|
| <ul style="list-style-type: none"> • Existing metal cladding- repainted • Existing off-form concrete- stripped and cleaned • Clear anodised louvre blade shading screen box to existing windows • Existing clear glazing • Clear glazing in clear anodised aluminium framing • Pre-finished metal cladding • Integral coloured rendered masonry wall • Clear anodised louvre blades • Seraphic glass | <ul style="list-style-type: none"> • Prefinished metal cladding • Integral coloured rendered masonry wall • New clear glazing in anodised aluminium framing • Perforated printed fabric |

3.2 ILLUSTRATIONS / ELEVATIONS

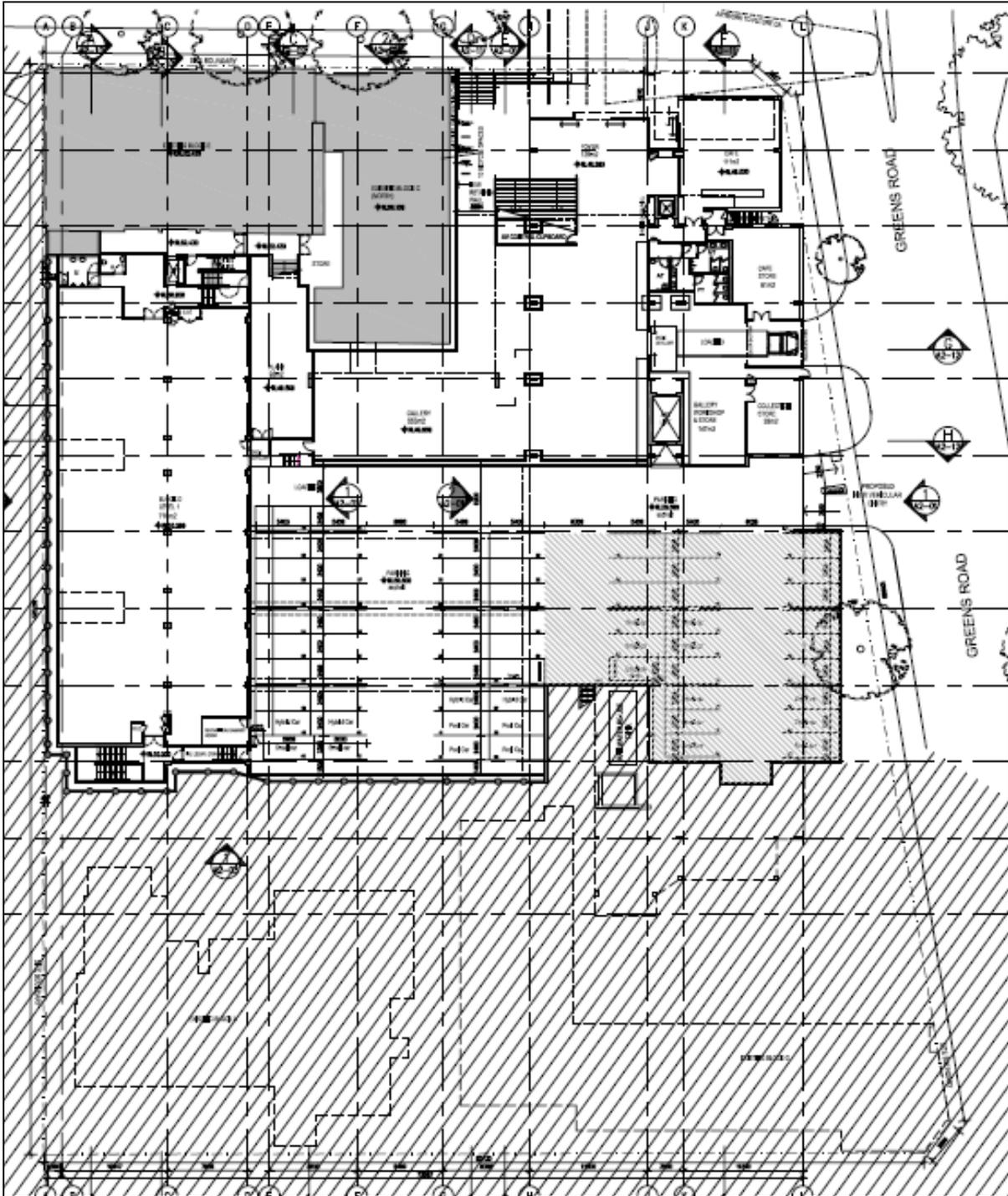


Figure 13. Level 1 (basement)

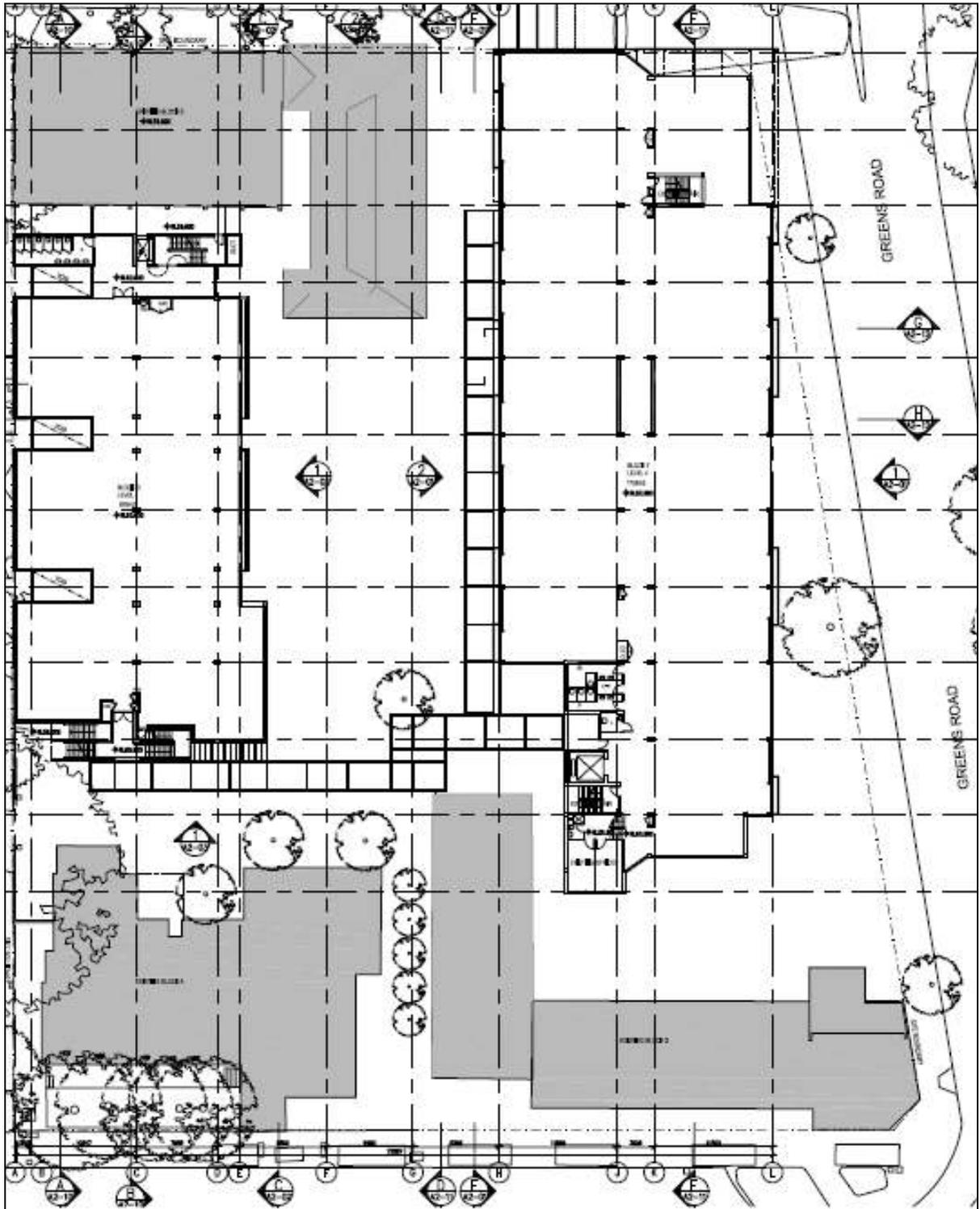


Figure 15. Level 4

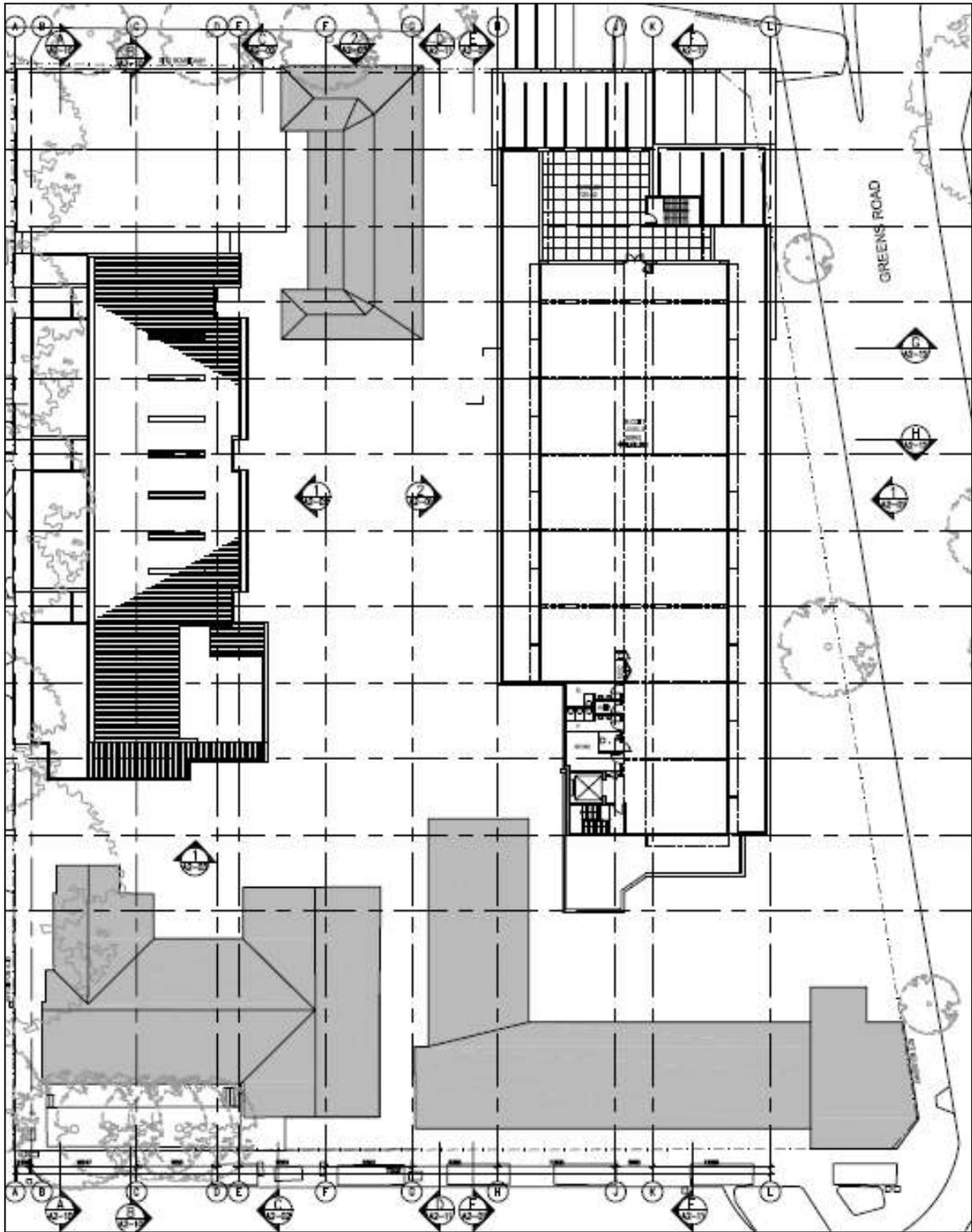


Figure 16. Level 6

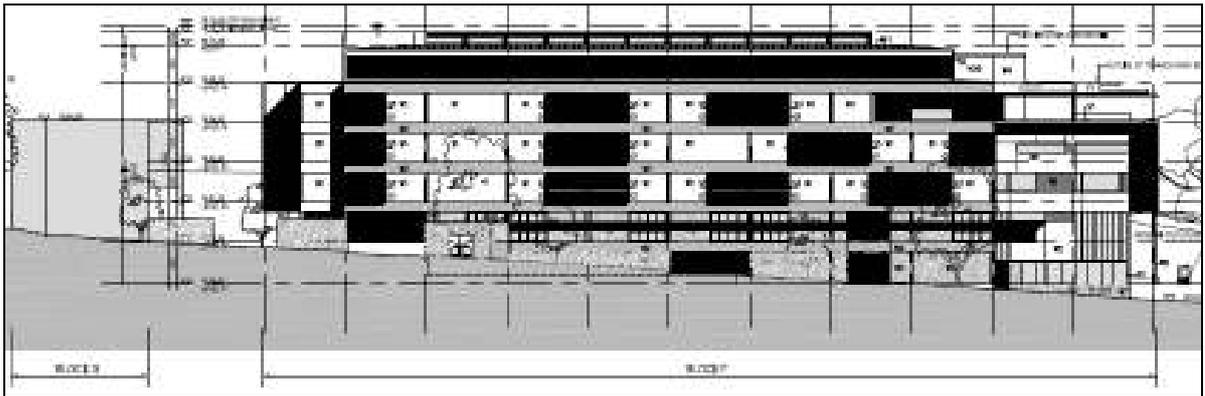


Figure 17. East (Greens Road) Elevation of Building F

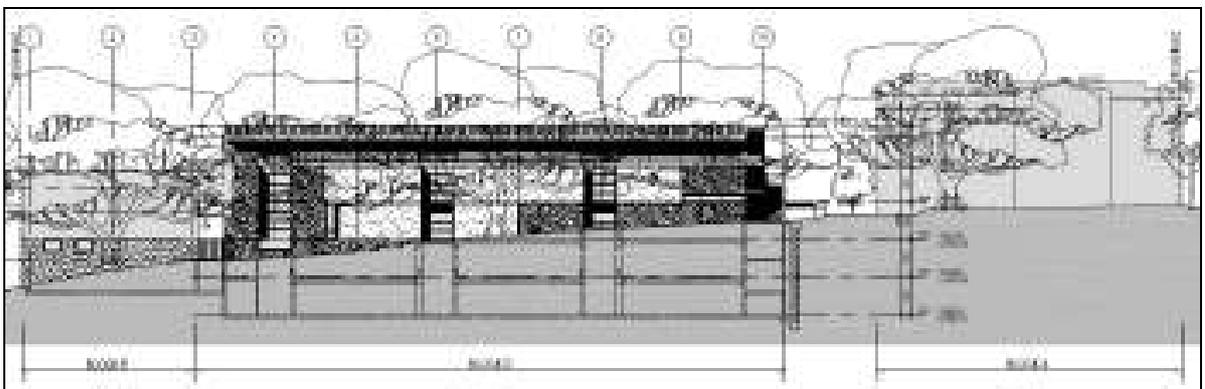


Figure 18. West (Selwyn Street) Elevation of Building D

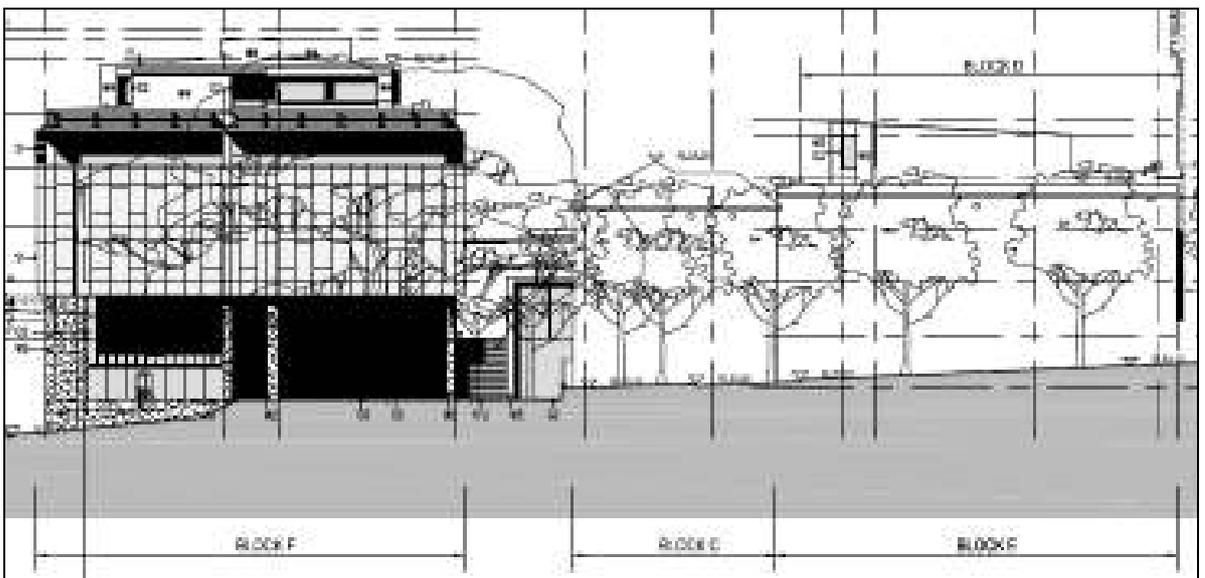


Figure 19. North (Napier/Oxford Street) Elevation of Building F

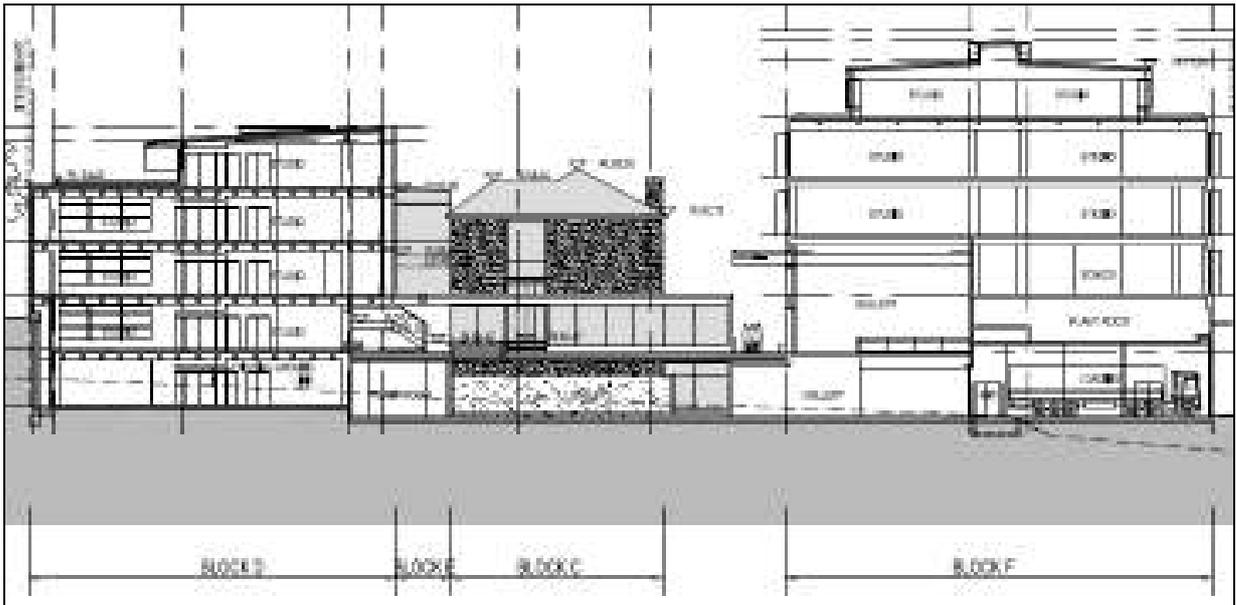


Figure 20. East- West Section

3.3 PHOTOMONTAGE ('airplane wing' awning not part of this application)



4 STATUTORY CONTEXT

4.1 MAJOR PROJECT DECLARATION

The project is a Major Project under *State Environmental Planning Policy (Major Projects) 2005* as the Minister formed the opinion on 13 June 2008 that the proposed development is of a kind described in Schedule 1; namely Group 7, clause 20 "Educational facilities", as it will have a capital investment value of more than \$30 million.

4.2 PERMISSIBILITY

Under the South Sydney Local Environmental Plan 1998, the site is zoned Special Uses–Zone 5 *University*, permitting all university uses (including ancillary and incidental uses) and encouraging the provision of community facilities, services, utilities or transport facilities. The Proposal is therefore permissible subject to the Minister's approval.

4.3 DIRECTOR GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (DGRS)

The DGRs issued on 11 July 2008 required the following issues to be addressed:

- Relevant EPIs and guidelines to be addressed;
- Construction Management Plan;
- Street trees; and
- Traffic.

The Council is satisfied that the DGRs have been adequately addressed by the Proponent's EA, or adequately addressed via conditions of consent.

4.4 OBJECTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The objects of any statute provide an overarching framework that informs the purpose and intent of the legislation and gives guidance to its operation. The Minister's consideration and determination of a project application under Part 3A must be informed by the relevant provisions of the Act, consistent with the backdrops of the objects of the Act.

The objects of the Act in section 5 are as follows:

- (a) to encourage:
 - (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
 - (ii) the promotion and co-ordination of the orderly and economic use and development of land,
 - (iii) the protection, provision and co-ordination of communication and utility services,
 - (iv) the provision of land for public purposes,
 - (v) the provision and co-ordination of community services and facilities, and
 - (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
 - (vii) ecologically sustainable development, and
 - (viii) the provision and maintenance of affordable housing, and
- (b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and
- (c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

Of particular relevance to the assessment of the subject application is consideration of the Objects under section 5(a). Relevantly, the Objects stipulated under section 5(a) (i), (ii), (v), (vii) and (viii) are significant

factors informing the determination of the application. The project does not raise significant issues with regards to (iii), (iv) or (vi).

With respect to ESD, the Act adopts the definition in the *Protection of the Environment Administration Act 1991* including the precautionary principle, the principle of inter-generational equity, the principle of conservation of biological diversity and ecological integrity, and the principle of improved valuation, pricing and incentive mechanisms.

The Council has considered the Objects of the Act, including the encouragement of ESD in the assessment of the project application. The balancing of the project in relation to the Objects is provided in Section 5.

ESD Principles

There are five accepted ESD principles:

- (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).

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

- (a) Integration Principle – the social and economic benefits of the proposal are well documented. The environmental impacts of the development are appropriately mitigated as discussed in this report. The Council's assessment has duly considered all issues raised by the community. 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.
- (b) Precautionary Principle – the EA is supported by technical and environmental reports which conclude that the proposal's impacts can be successfully mitigated. No irreversible or serious environmental impacts have been identified. The recommended conditions require additional information to ensure the proposal's extent and nature is fully documented and opportunities are provided for proposed mitigation and management measures to incorporate best practices.
- (c) Inter-Generational Principle – the site's redevelopment incorporating environmentally sustainable design principles and implementation of environmental and management practices to be employed during construction of the new development will ensure that the environment is protected for future generations.
- (d) Biodiversity Principle – There is several trees on the site, and also trees listed on Council's significant tree register adjacent to the site in Selwyn Street. The proposed development is proposed in close proximity to the significant trees such that it is likely to result in a detrimental impact. Accordingly, a deferred commencement condition is recommended for a minimum 4m setback to these trees. Subject to this condition, the proposal sufficiently incorporates the conservation of biological diversity.
- (e) Valuation Principle – the proposal seeks the redevelopment of an educational facility in an existing urban area and therefore maximises reliance on existing infrastructure, and encouraging students to access the site via public transport reducing dependence upon car travel. This provides an appropriate incentive mechanism to use sustainable means of transport.

The proponent is committed to ESD principles and has reinforced this through the Statement of Commitments and the Environmental Assessment which explores key ESD opportunities, including an architectural design to ensure that a high level of environmental performance is delivered.

4.5 SECTION 75I(2) OF THE ACT & CLAUSE 8b OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION

Section 75I(2) provides that the Director-General's report is to address a number of requirements in the Director General Report. These matters and the Council's response are set out as follows:

| Section 75I(2) criteria | Response |
|--|--|
| Copy of the proponent's environmental assessment and any preferred project report | The Proponent's EA is located on the assessment file. |
| Any advice provided by public authorities on the project | Given the nature of the proposal and that the local authority has undertaken the assessment of the development, there was no specific advice required from any other public authorities. |
| Copy of any report of a panel constituted under Section 75G in respect of the project | No statutory independent hearing and assessment panel was undertaken in respect of this project. |
| Copy of or reference to the provisions of any State Environmental Planning Policy that substantially govern the carrying out of the project | Each relevant SEPP that substantially governs the carrying out of the project are identified and assessed immediately below. |
| 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 | An assessment of the development relative to all environmental planning instruments is provided in section 4.6 of this report. |
| Any environmental assessment undertaken by the Director General or other matter the Director General considers appropriate. | The environmental assessment of the project application is this report in its entirety. |
| A statement relating to compliance with the environmental assessment requirements under this Division with respect to the project. | The proponents EA addressed the DGR requirements and is considered to have satisfied those requirements as addressed in this report. Refer to the Conclusion in Section 7 of this report for a statement relating to this requirement. |

The DG's report to the Minister for the proposed project satisfied the relevant criteria under Clause 8B of the EP&A Regulation as follows:

| Clause 8B criteria | Response |
|--|--|
| An assessment of the environmental impact of the project | An assessment of the environmental impact of the proposal is discussed in sections 4 and 5 of this report. |
| Any aspect of the public interest that the Director-General considers relevant to the project | The public interest is discussed in section 5.7 of this report. |
| The suitability of the site for the project | The site is currently used for the UNSW College of Fine Arts and the proposed redevelopment generally complies with the site specific DCP. |
| Copies of submissions received by the Director-General in connection with public consultation under Section 75H or a summary of the issues raised in those submissions | A summary of the issues raised in submissions is provided in section 6 of this report. |

4.6 ENVIRONMENTAL PLANNING INSTRUMENTS (EPIS)

4.6.1 Application of EPIs to Part 3A projects

To satisfy the requirements of section 75l(2)(d) and (e) of the Act, this report includes references to the provisions of the environmental planning instruments that govern the carrying out of the project and have been taken into consideration in the environmental assessment of the project.

The primary controls guiding the assessment of the proposal are:

- 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)

Other controls to be considered in the assessment of the proposal are:

- State Environmental Planning Policy No. 55 – Remediation of Land
- Draft State Environmental Planning Policy No. 66 – Integration of Land Use and Transport;

The provisions, including development standards of local environmental plans, and development control plans are not required to be strictly applied in the assessment and determination of major projects under Section 75R(1) Part 3A of the Act. Notwithstanding, these standards and provisions are relevant considerations for this application as the DGRs and Section 75l(2)(e) of the *Environmental Planning and Assessment Act, 1979* require the proponent to address such standards and provisions and the Council to duly consider such standards and provisions. Accordingly the objectives of a number of EPIs and the development standards therein and other plans and policies that govern the carrying out of the project are appropriate for consideration in this assessment as follows.

In this instance, there is a site specific DCP known as South Sydney DCP 1997 Amendment Part G: Special Precinct No. 8 – University of New South Wales Paddington Campus (Greens Road Paddington). This DCP provides clear and specific direction regarding building envelopes, heritage provisions, residential amenity, public domain and open space, and traffic and access. The assessment of the project application has been undertaken having particular regard to these controls.

4.7 COMPLIANCE WITH CONTROLS

4.7.1 South Sydney LEP 1998

The site is located within the City of Sydney Local Government Area and is governed by the South Sydney Local Environmental Plan 1998. The site is zoned Special Uses–Zone 5 *University*, permitting all university uses (including ancillary and incidental uses) and encouraging the provision of community facilities, services, utilities or transport facilities.

The LEP requires the consent authority to take into consideration any masterplan applying to a site within Zone 5 or over 5000sqm in area. A site specific DCP (masterplan) applies to the site and contains controls in relation to building form and scale, and these are considered further in this report.

The site is located within the Paddington Urban Conservation Area (CA39), and is opposite a number of heritage items in Selwyn Street, Napier Street and Albion Avenue. The site is also underlain by Busby's Bore and contains two buildings which are of heritage significance, being the 1894 former Albion Street Public School and the 1925 former Sydney Technical High School Building. The impacts of the proposal upon heritage will be discussed in greater detail in Section 5 of this report. Subject to recommended conditions of consent, the proposal is considered to satisfy the heritage provisions of the LEP.

The proposal is considered to be consistent with the provisions of the LEP and the objectives for the special uses zone.

4.7.2 South Sydney DCP 1997

The general provisions of the South Sydney DCP 1997 apply to the site. Whilst there are more specific provisions in the South Sydney DCP 1997 Amendment Part G: Special Precinct No. 8 – University of New South Wales Paddington Campus, the relevant provisions of the DCP are addressed as follows:

| Matter to be Considered | Compliance | Comment |
|---|------------|--|
| PART B: URBAN DESIGN PRINCIPLES | | |
| Urban Form Section 2 | ✓ | Complies The proposal does not inhibit views or vistas and reinforces the street edge surrounding the site. |
| Urban Villages, Public Spaces and Pedestrian Networks Section 3 | ✓ | Complies The proposal enhances the urban spaces surrounding the site and in particular the Napier Street road closure by creating a cohesive pedestrian link with the development through re-orientation of the entrance to the campus. |
| Sustainable, Healthy Environment Section 4 | ✓ | Complies The proposal is accompanied by an Energy Efficiency Report which details the ESD initiatives adopted by the development, including natural light and ventilation, and rainwater harvesting. The proposed car parking provision is not excessive and the proposal provides bicycle parking facilities. In addition, the proposal does not result in any overshadowing to adjacent residential properties, and only minor additional overshadowing to the public domain surrounding the site. |
| PART C: PUBLIC DOMAIN | | |
| Public Domain Improvement Section 2 | ✓ | Complies The proposal provides a greatly improved relationship with the public domain surrounding the site through the re-orientation of the primary pedestrian entrance to the site from Napier/Oxford Street. The street frontage surrounding the site is activated and in particular the ground floor of Building F contains a café and gallery which activates the northern façade of the proposal and creates a relationship with the public domain to the north of the site, where a limited relationship currently exists. Furthermore, the re-orientation of the primary entrance serves to reduce the use of the Selwyn Street public domain space which creates a more attractive environment for this pocket park area to the west of the site. |

| PART D: SOCIAL PLANNING | | |
|---|---|--|
| Access Section 2 | ✓ | Complies The recommendations of an Access Review Report prepared by Morris-Goding Accessibility Consulting have been incorporated into the development |
| Cultural Issues Section 4 | ✓ | Complies The proposal design of the buildings is indicative of the nature of the site as an arts campus, and the redevelopment of the site allows it to contribute to the streetscape within Oxford Street, and combined with the new art gallery to become an important cultural destination in the City. |
| Community Infrastructure Section 5 | ✓ | Complies The proposal involves the redevelopment of an existing campus and is not considered to create an additional infrastructure burden. Furthermore, the provision of a new art gallery provides a valuable addition to community infrastructure and the arts in Sydney. |
| Cumulative Impacts and Trade-Offs Section 6 | ✓ | Complies The proposal does not seek to increase the numbers of staff or students at the campus and does not result in any cumulative impacts. |
| Economic Issues Section 7 | ✓ | Complies In a general sense, construction on the site will provide some stimulus to the construction economy, and the upgraded facilities are likely to create greater interaction with the surrounding businesses and encourage economic conditions in the local community. |
| Security Section 9 | ✓ | Complies The proposed design allows passive surveillance within the campus and the development is to incorporate lighting and fencing to achieve territorial re-enforcement. |
| PART E: ENVIRONMENTAL DESIGN CRITERIA | | |
| Site Analysis/Layout Section 1.1 and 1.2 | ✓ | Complies The layout of the site is consistent with the provisions of the site specific DCP. |
| Landscaping Section 1.5 | ✓ | Complies The proposal creates a large central courtyard which relates to the perimeter buildings and landscaping is proposed which will enhance the setting of the campus. |
| Parking, Access and Servicing Section 1.6 | ✓ | Complies The proposed car parking provision, access and loading dock locations comply with the provisions of the site specific DCP. |
| Storm water Drainage Section 1.7 | ✓ | Complies Rainwater tanks and on-site detention are to be incorporated into the development, with a connection to the existing pit in Greens Road. |

| | | |
|---|----------|---|
| <p>Site Contamination Section 1.8</p> | <p>✓</p> | <p>Complies There is no change in the proposed use of the site. Initial investigation of the site concludes that there is negligible potential that the site is contaminated.</p> |
| <p>Site Facilities Section 1.9</p> | <p>✓</p> | <p>Complies Proposal will utilise existing waste facilities.</p> |
| <p>Building Envelope Section 2.1</p> | <p>✗</p> | <p>Does not comply The applications proposes several breaches to the building envelopes specified in the site specific DCP. These are discussed in Section 5 of this report.</p> |
| <p>Façade Treatment Section 2.5</p> | <p>✓</p> | <p>Complies The façade improvements will enhance the existing appearance of the building along Greens Road and will transform the existing structure with a more contemporary aesthetic commensurate with the cultural identity of the campus.</p> |
| <p>Visual and Acoustic Privacy Section 4.1</p> | <p>✓</p> | <p>Complies The design of the proposed Building D does not provide an unreasonable overlooking opportunity to the residential properties in Selwyn Street. The building has been designed to mitigate overlooking as discussed in Section 5 in this report.</p> <p>The operations on the campus are generally passive in nature and unlikely to result in any excessive noise impacts to the locality, as confirmed by the acoustic report prepared by Hyder Consulting.</p> |
| <p>Operational Controls Section 6</p> | <p>✓</p> | <p>Complies The proposal allows the operational impacts associated with the site to be reduced through re-orientation of the primary pedestrian entrance to Napier/Oxford Street and the provision of an additional loading dock from Greens Road. Combined with a pedestrian restriction on access from Selwyn Street, these measures greatly reduce the impact of the use of the site upon the residents within Selwyn Street.</p> |

4.7.3 South Sydney DCP 1997 Amendment Part G: Special Precinct No. 8 – University of New South Wales Paddington Campus (Greens Road Paddington)

South Sydney DCP 1997 Amendment Part G: Special Precinct No. 8 – University of New South Wales Paddington Campus, provides specific provisions which apply to the site, including building envelopes. The proposal is discussed in relation to the relevant provisions of the DCP as follows:

| Matter to be Considered | Compliance | Comment |
|--|------------|---|
| 8.1 PLANNING AND DESIGN PRINCIPLES | | |
| <p>8.1.1</p> <p>a) Building A is to be retained as a heritage building. b) Building B may be demolished. c) Building C (South) may be demolished. d) Building C (North) is to be retained as a heritage building. e) Building D may be replaced by a larger and more efficient building. f) Building E is to be retained. g) Building F may have one additional floor added and may be expanded to the property boundary along Greens Road. h) Building G may be replaced by a larger and more efficient building.</p> | ✓ | <p>Complies</p> <p>a) Building A retained. b) Building B demolished. c) Building C (south) demolished d) Building C (north) retained. e) Building D replaced by larger building f) Building E retained g) Building F one additional floor, no expansion to Greens Road h) Building G no changes proposed with this application</p> |
| <p>8.1.2 The pattern of buildings is to create a central courtyard open space area</p> | ✓ | <p>Complies</p> <p>The redevelopment of the site and demolition of a number of buildings has created the opportunity to provide a central courtyard open space area.</p> |
| <p>8.1.3 The main address of the campus is to be focussed towards Oxford Street</p> | ✓ | <p>Complies</p> <p>The redevelopment has re-oriented the campus with a primary address to Oxford Street, including a café and art gallery at the northern end of Building F.</p> |
| <p>8.1.4 Only minor controlled pedestrian access is to occur to the on-site open space from Selwyn Street between 8am and 9pm Monday to Friday and 8am and 4pm Saturday, with no access on Sundays.</p> <p>8.1.6 Any direct access for buildings located on Selwyn Street, Selwyn Street road closure, Napier Street and Albion Avenue is to serve only emergency needs</p> | ✓ | <p>Complies</p> <p>The proponent has provided a Statement of Commitment which restricts pedestrian access from Selwyn Street between 8am and 9pm Monday to Friday and 8am and 4pm Saturday, with no access on Sundays.</p> <p>A condition of consent is also recommended to enforce this restriction and to ensure that vehicular access via Selwyn Street to the campus is for emergency vehicles only.</p> |

| 8.2 LAND USE | | |
|---|---|---|
| <p>8.2.1 Major active uses are to be located with direct or easy access off Greens Road Napier Street road closure</p> <p>8.2.2 Uses fronting Selwyn Street and Albion Avenue are to comprise quiet uses</p> <p>8.2.3 'Artists-in-residence' apartments may adjoin and be accessed from Selwyn Street, Selwyn Street road closure, Napier Street and Albion Avenue</p> <p>8.2.4 Any proposed new gallery is to have direct access from Greens Road or Napier Street road closure</p> <p>8.2.5 The existing car parking at ground level in the northern end of Building F is to be replaced by active or public oriented uses</p> | ✓ | <p>Complies</p> <p>The major uses associated with the redevelopment of the site including the art gallery, foyer and café are located within Building F, which presents to Oxford Street.</p> <p>Building D which fronts Selwyn Street comprises passive uses including teaching/workshop areas and art studios. No public uses are incorporated into this building.</p> <p>There are no 'artists-in-residence' proposed.</p> <p>The ground level car parking in Building F is replaced by the gallery, foyer, café and address to main courtyard.</p> |
| 8.3 BUILDING DESIGN AND FORM | | |
| <p>8.3.1 All buildings (including roofs and plant) are to be within the maximum building envelopes indicated in Figures 5, 6 and 7.</p> | ✘ | <p>Does not comply</p> <p>The proposal seeks a minor variation to the building envelope for Building F, which is considered acceptable. This issue is discussed in Section 5.</p> |
| <p>8.3.2 Building alignments are to comply with the alignments and setbacks indicated in Figure 5.</p> | ✘ | <p>Does not comply</p> <p>The proposal seeks a minor variation to the Selwyn Street alignment of Building D, which is not considered acceptable as it is likely to result in a detrimental impact upon the significant street trees adjacent to the western boundary of the site. This issue is discussed in Section 5</p> |
| <p>8.3.3 All buildings are to provide direct address to, and active ground floor edges along, the on-site open space or Greens Road or Napier Street road closure</p> | ✓ | <p>Complies</p> <p>The proposed redevelopment of the campus achieves a direct relationship between the subject site and the Napier Street road closure with active uses including the foyer to the art gallery, main entrance to the campus and a café on the northern end of Building F. In addition, the levels of the proposed buildings provide a direct relationship to the terraced internal courtyard.</p> |
| <p>8.3.5 New and upgraded buildings are to be of high architectural quality and compatible with heritage conservation policies.</p> | ✓ | <p>Complies</p> <p>The façade improvements to Building F will enhance the existing appearance of the building along Greens Road and will transform the existing structure with a more contemporary aesthetic commensurate with the cultural identity of the campus.</p> <p>The architectural design of the proposed redevelopment, including the new Building D, are the result of an architectural design competition, of which Architectus were the successful competitor. The design and materials of the proposal achieve an engaging and contemporary appearance to Building F and the Napier Street road closure, whilst also producing a relatively 'quiet' design response fro Building D to Selwyn Street. The design of the proposal retains and respects the existing heritage buildings on the site and achieves an appropriate curtilage for these buildings.</p> |

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| <p>8.3.6 New and upgraded buildings are to achieve 5 stars under the Green Star rating system</p> | <p>✓</p> | <p>Complies There is not currently a Green Star rating tool for educational establishments. However, an assessment has been undertaken using a pilot tool available. The assessment demonstrates that a high level of energy efficiency is achieved for the new Building D and for the refurbished Building F.</p> |
| <p>8.4 HERITAGE</p> | | |
| <p>8.4.1 The 1894 former Albion Street School (Building A) is to be retained. 8.4.2 The 1925 former Infants School (Building C (North), also known as Sydney Technical High School building, is to be retained. Future use is to be based on a Conservation Management Plan</p> | <p>✓</p> | <p>Able to Comply The proposal has retained the 1894 former Albion Street School (Building A) and the 1925 Sydney Technical High School Building (Building C North). Notwithstanding this, Building C South is being removed and the application has not provided any detail concerning the southern wall of Building C North which will be exposed. Accordingly, a condition of consent is recommended requiring the submission of details concerning the proposed finishing of this exposed wall, to the satisfaction of the City of Sydney Council prior to release of the Construction Certificate. The subject application has not been accompanied by a Conservation Management Plan and therefore a condition of consent is recommended to require the submission of a Conservation Management Plan, to the satisfaction of the City of Sydney Council prior to release of the Construction Certificate.</p> |
| <p>8.4.4 Any works within the vicinity of Busby's Bore are to comply with the management recommendations within: (i) NSW State Heritage Inventory – Busby's Bore Database No 4571074 File No:495026, and (ii) NSW State Heritage Register – Busby's Bore Database No 5045164 File No:S90/03388, S92/01455, HC 33455.</p> | <p>✗</p> | <p>Does not comply Busby's Bore passes underneath Building F, in the approximate location where excavation underneath Building F is proposed. This issue is discussed further in Section 5 of this report.</p> |
| <p>8.4.5 Detailed external design and materials of new and refurbished buildings are to be compatible with the heritage significance of the site and conservation area.</p> | <p>✓</p> | <p>Complies The proposed materials and finishes for the redevelopment of the site achieve a contemporary appearance to Building F and the new Building D in a manner which allows the heritage buildings on the site to exhibit their own distinct and unique qualities and masonry character. The proposed development is not considered to result in an adverse impact to the heritage significance of the site or conservation area.</p> |
| <p>8.5 RESIDENTIAL AMENITY</p> | | |
| <p>8.5.1 The address of the campus is to be refocussed towards Oxford Street, Greens Road and Napier Street road closure.</p> | <p>✓</p> | <p>Complies The redevelopment of the site has provided the opportunity to re-orient the campus so that its primary address is to Oxford Street to the north.</p> |

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| <p>8.5.3 New buildings are to maintain or improve solar access to principal living rooms and 50% of outdoor living areas of residential properties between 9am and 3pm in midwinter.</p> | <p>✓</p> | <p>Complies The proposed redevelopment of the site does not result in any loss of sunlight to surrounding residential properties.</p> |
| <p>8.5.5 Balconies or outdoor decks on facades adjoining the public domain are to be restricted to Napier Street east of Rosebud Lane and Greens Road.</p> | <p>✓</p> | <p>Complies There are no balconies or decks proposed on for Building D. Decks on Building F are oriented towards Greens Road to the east.</p> |
| <p>8.6 PUBLIC DOMAIN AND OPEN SPACE</p> | | |
| <p>8.6.1 The public domain of Selwyn and Napier Streets, Selwyn Street road closure and Albion Avenue is to be protected.</p> <p>8.6.3 New and upgraded buildings are to protect the existing street trees, unless part of a Council plan to re-landscape the public domain.</p> <p>8.6.4 Campus buildings and uses are to protect the quality and useability of the surrounding public domain for the whole community by appropriate</p> | <p>✘</p> | <p>Does not comply The proposal results in minor additional overshadowing of the Selwyn Street closure in the morning which is considered acceptable given the minor nature of the overshadowing and the fact that the significant fig trees already result in overshadowing of this area.</p> <p>However, the proposed location of Building D is not considered acceptable as it is likely to result in a detrimental impact upon the significant street trees adjacent to the western boundary of the site, and therefore impact upon the public domain area of Selwyn Street. This issue is discussed in Section 5</p> |
| <p>8.6.5 The design details of the building/public domain interfaces are to provide appropriate transparency and optimise safety, security, privacy, passive surveillance and design aesthetics.</p> | <p>✓</p> | <p>Complies The proposed redevelopment of the campus achieves a significantly improved relationship between the campus and the surrounding public domain. New decks have been introduced to Building F which provide increased natural surveillance as well as new access points from Greens Road.</p> |
| <p>8.6.6 The central courtyard is to be built at various levels to provide access to ground floors as they step up the sloping site</p> <ul style="list-style-type: none"> • Approximately RL 53 at the northern end to provide address to Buildings C(N), D and E. • Approximately RL 57.5 at the southern end to relate to the ground level around Building A. • Intermediate levels may be provided to improve functioning, accessibility and design aesthetics. | <p>✓</p> | <p>Complies The proposal incorporates a central courtyard with a number of levels which respond appropriately to the topography of the site.</p> |
| <p>8.8 STAGING</p> | | |
| <p>8.8.4 A construction management plan is required to be lodged with any development application for the site.</p> | <p>✓</p> | <p>Complies The application has been accompanied by a construction management plan which satisfactorily details management of construction on the site in a manner which will prevent excessive disturbance to the adjoining properties. Notwithstanding this, a condition of consent is recommended requiring the establishment of a Construction Liaison Committee comprising the developer and representative of the residents to ensure that construction impacts are managed and minimised.</p> |

| 8.9 TRANSPORT, TRAFFIC AND ACCESS | | |
|--|---|--|
| 8.9.1 All vehicular access to the campus is to use the existing car park and loading dock entrances off Greens Road. | ✓ | Complies An additional loading dock is proposed in Greens Road however this is considered acceptable due to functional requirements of the site and the need to service the proposed art gallery in Building F. This additional loading dock also relieves the need to use Selwyn Street for loading purposes. |
| 8.9.2 All loading activities are to occur within the on-site loading docks. 8.9.9 No loading access to the site shall occur from Selwyn Street. | ✓ | Complies Conditions of consent are recommended to ensure that all loading activities occur in the loading docks and not within Selwyn Street. |
| 8.9.3 Car parking provision located under Building F, a future redevelopment of Building G, and possibly the central courtyard. Total 120 car spaces. | ✓ | Complies The application proposed 78 on-site car parking spaces underneath the central courtyard and Building F. This is considerably below the maximum permissible 120 under the DCP. |
| 8.9.5 Car parking is to be underground or screened by other uses to avoid its visibility from the public domain. | ✓ | Complies Car parking has been relocated underground, beneath the central courtyard and Building F. |
| 8.9.6 Bike facilities are to be provided | ✓ | Complies The proposal incorporates the provision of bicycle parking facilities, including showers and change rooms, for 72 bicycles. |

4.7.4 City of Sydney Heritage DCP 2006

The City of Sydney Heritage DCP 2006 provides objectives and provisions relating to the protection of heritage items and ensuring that works within heritage conservation areas do not detract from the heritage significance of the area. The heritage impacts of the proposal are discussed in Section 5 of this report.

4.7.5 South Sydney DCP 11: Transport Guidelines for Development

The South Sydney DCP No. 11 sets out maximum car parking levels in order to reduce traffic congestion and reduce reliance on private vehicles in the city. The number of students and employees on the subject campus would result in a maximum allowable provision of approximately 175 car parking spaces, although it is noted that the site specific DCP limits the maximum number of car parking spaces to 120. The proposal provides a total of 78 spaces which complies with the requirements of both DCPs. The proposal also provides parking facilities for 72 bicycles.

The proposal reduces car movements in the residential streets surrounding the site and provides improved loading dock provisions. Accordingly, the proposal is considered satisfactory with respect of the provisions of DCP No. 11.

4.8 OTHER CONTROLS

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

SEPP 55 requires the consent authority to consider whether the land is contaminated prior to consenting to the carrying out of development. If the land is contaminated, the consent authority must be satisfied that the land is suitable for its intended use in its present state, or that it will be suitable after remediation

There is no change in the proposed use of the site. The application was accompanied by a preliminary contamination assessment to determine whether the land is contaminated, which has concluded that there is negligible potential that the site is contaminated.

It is considered that the provisions of the SEPP are satisfied as there is no evidence to suggest that the land might be contaminated, and there is no proposed change of use for the site.

4.8.2 Draft State Environmental Planning Policy No. 66 – Integration of Land Use and Transport

The draft Policy aims to ensure that building forms and land use locations are designed and planned to improve accessibility to housing, employment and services by improving the choice of transport modes, such as walking, cycling, and public transport. The objective is to reduce dependence on cars for travel purposes and to ensure that public transport options remain viable. In assessing development applications consideration is to be given to how land use and transport planning may be better integrated in achieving the objectives of the Policy.

The application proposes redevelopment of the existing campus in a location which is well serviced by several modes of public transport. Furthermore, the proposal provides limited car parking in accordance with Council's requirements for this form of development. Therefore, the proposal is considered to be consistent with the draft SEPP.

5 ASSESSMENT OF ENVIRONMENTAL IMPACTS

Key issues considered in the Council's assessment of the Environmental Assessment include:

- Building Envelope;
- Building Alignment and Street Trees;
- Heritage;
- Privacy; and
- The Public Interest.

5.1 BUILDING ENVELOPE

The provisions of the South Sydney DCP 1997 Amendment Part G: Special Precinct No. 8 – University of New South Wales Paddington Campus, provide specific building envelopes within which any proposed buildings on the site must be contained. The proposed alterations and additions to Building F result in a minor breach to the northern end of the envelope of approximately 2m at level 6, to enable a connection to an existing stair in the building for the proposed new level 6, as depicted in Figure 21 below.

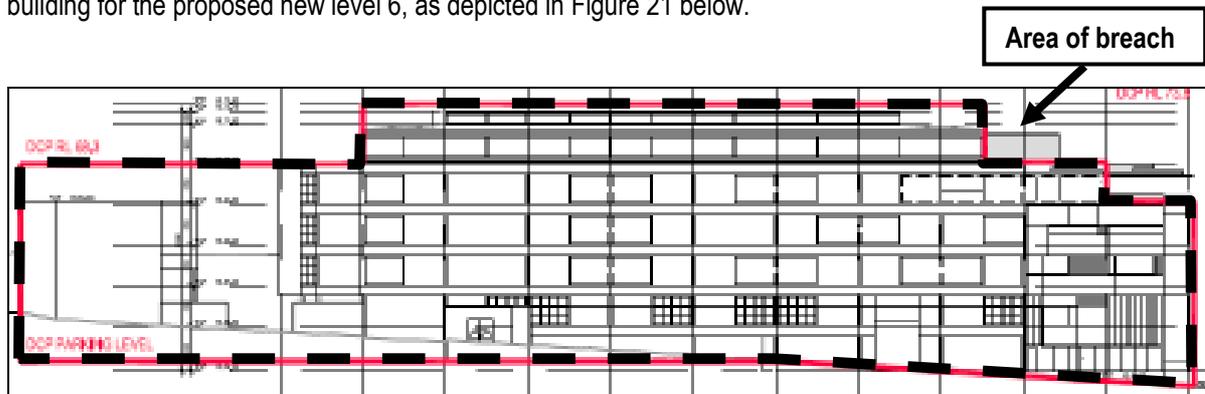


Figure 21. Dotted outline illustrates permissible envelope under DCP and grey shaded area represents breach of envelope for Building F

The proposed breach is minor in nature and does not result in any adverse impacts upon the surrounding area. The additional floor area is required to ensure the functionality of the building and does not result in any significant increase to the bulk and scale of the building. Accordingly, variation to the building envelope for Building F is supported in this instance.

5.2 BUILDING ALIGNMENT AND STREET TREES

The provisions of the South Sydney DCP 1997 Amendment Part G: Special Precinct No. 8 – University of New South Wales Paddington Campus, provide specific building alignments within which any proposed buildings on the site must be contained. The location of proposed Building D breaches the western boundary (Selwyn Street) alignment by 1m for a significant proportion of the western side of the building, as depicted in Figure 22 below.

A number of trees are located in the Selwyn Street public domain area directly adjacent to the site and form a significant avenue of *Ficus microcarpa* var. Hillii. These trees are listed in the City's Register of Significant Trees and their retention and maintenance of their health is very important with respect to their considerable contribution to Selwyn Street.

The proposed breach of the building alignment, including approximately 10m of excavation, results in a setback to the trees which is considered inadequate and will likely cause substantial root damage, therefore affecting the stability of the trees. The root damage would have significant impact on the ability of the trees to absorb nutrients and water and would therefore seriously threaten their future health and lifespan. Furthermore, the

proposed location of the building would require a large proportion of each tree canopy to be removed which would similarly result in significant detrimental impacts to the health of the trees.



Figure 22. Hatched area illustrates permissible building alignment under DCP and grey shaded area represents breach of building alignment for Building D.

Accordingly, as the proposed breach to the building alignment specified in the DCP is likely to result in a significant detrimental impact upon the trees in Selwyn Street, the proposed breach is not supported. Council's arboricultural advice specifies a minimum 4m building setback from the tree trunks, and also sufficient setback to allow 80% of the tree canopies to be retained, to ensure that the proposal does not result in a detrimental impact upon the street trees. Accordingly, a deferred commencement condition is recommended requiring the proposal to be amended to incorporate these setbacks.

5.3 HERITAGE

The site is located within the Paddington Urban Conservation Area (CA39), and is in close proximity to a number of heritage items in Selwyn Street and Napier Street, as defined under the South Sydney LEP 1998.

The site is underlain by Busby's Bore, which is a historic underground water tunnel which runs from Hyde Park to Centennial Park and is listed under the South Sydney LEP 1998 and is also on the State Heritage Register.

The site itself is listed in the South Sydney LEP 1998 as it contains two items of heritage significance which are Building A and Building C North. Building A was the 1894 Albion Street Public School building (currently the Ivan Doherty Gallery). Building C North was constructed in 1925 and occupied by the Sydney Technical Boys High School.

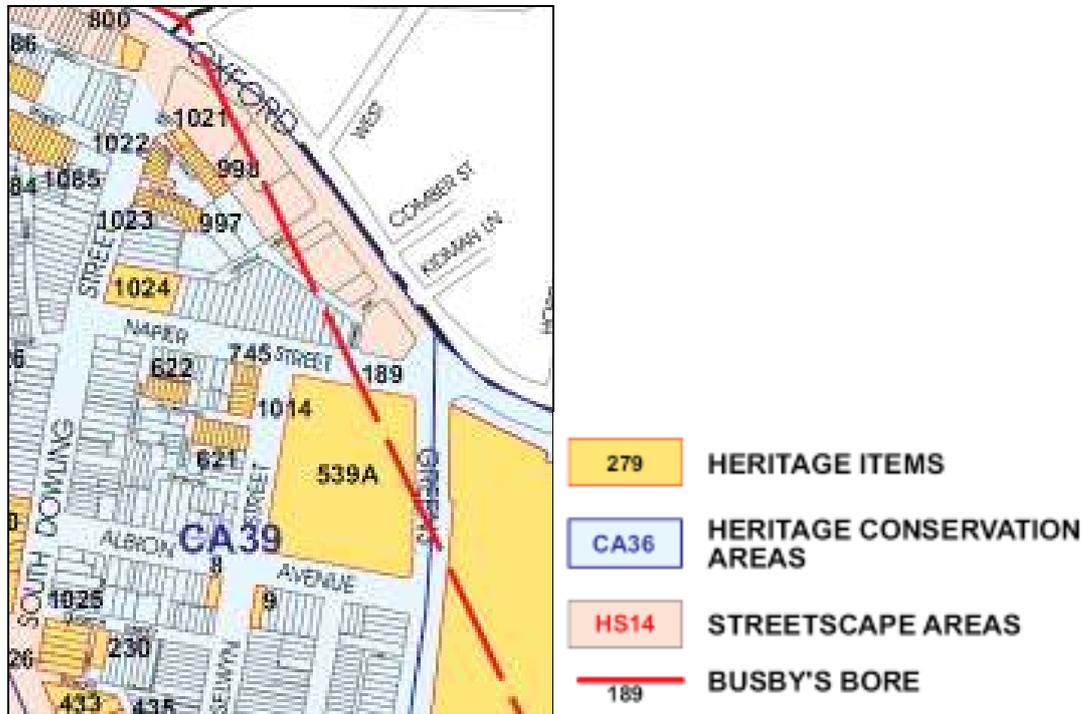


Figure 23. LEP 1998 Heritage Map

The proposed redevelopment of the site includes the removal of Building C South which was an unsympathetic southern addition constructed in c.1961 to the south of the 1925 Sydney Technical High School building. The removal of Building C South is supported on the grounds that it provides an opportunity for the original Building C North to retain its own identity. However, with the removal of Building C South, the southern wall of Building C North will be exposed and the subject application has not provided sufficient detail to determine the extent and impact of works proposed to this wall. Accordingly, a condition of consent is recommended requesting such detail to the satisfaction of the City of Sydney Council prior to release of the Construction Certificate.

The image in Figure 23 illustrates the general location of Busby's Bore as it passes underneath the site. The Bore passes underneath the existing Building F. The proposal includes approximately 1m of excavation under the northern part of Building F, approximately above the Bore. Given the potential close proximity of the proposed excavation to Busby's Bore, it is necessary that an Archaeological Assessment be carried out by a suitably qualified consultant which identifies the exact location and depth of the Bore below the surface, the potential impacts of the proposed excavation and construction of the new slab underneath Building F, and measures to mitigate any impacts should they be identified. With respect to the significance of Busby's Bore as a State Heritage item, it is recommended that this requirement form the basis of a Deferred Commencement condition to be satisfied prior to the activation of any consent.

The South Sydney DCP 1997 Amendment Part G: Special Precinct No. 8 – University of New South Wales Paddington Campus requires the preparation of a Conservation Management Plan which identifies the significance of various items on the site and recommends appropriate uses, design details and building works, and incorporates long term work and strategies. It is considered an appropriate opportunity to require the preparation of the Conservation Management Plan prior to release of the Construction Certificate to guide the immediate and ongoing works and uses of the site.

The proposed development retains and improves the curtilage of the two heritage items on the site. The redevelopment is of an appropriate scale which is generally consistent with the envelopes prescribed under the site specific DCP (notwithstanding the issues previously discussed in this report). The materials and finishes of

the buildings provide a contemporary vernacular for the campus which is appropriate in defining its purpose as an educational institute and does not compete with the character of the conservation area or surrounding heritage items. Accordingly, the proposal is not considered to detract from the significance of the conservation area or surrounding heritage items and represents an appropriate built form which improves interpretation of the heritage items on the site.

5.4 PRIVACY

The western boundary of the site is located in relatively close proximity to the residential properties on the western side of Selwyn Street. Accordingly, the South Sydney DCP 1997 Amendment Part G: Special Precinct No. 8 – University of New South Wales Paddington Campus requires the protection of the amenity of surrounding residential uses and an appropriate level of privacy should be afforded to these residents in the design of the proposal.

Building D has been designed so that it has three large glass 'indents' or cross-sectional elements. These 'indents' act as light-wells to the levels of Building D below natural ground level and provide natural light to the above ground levels 1, 2 and 3 in a manner which greatly minimises outlook to Selwyn Street and protects the privacy of the residents. The remainder of the western elevation of Building D is characterised by coloured rendered masonry wall.

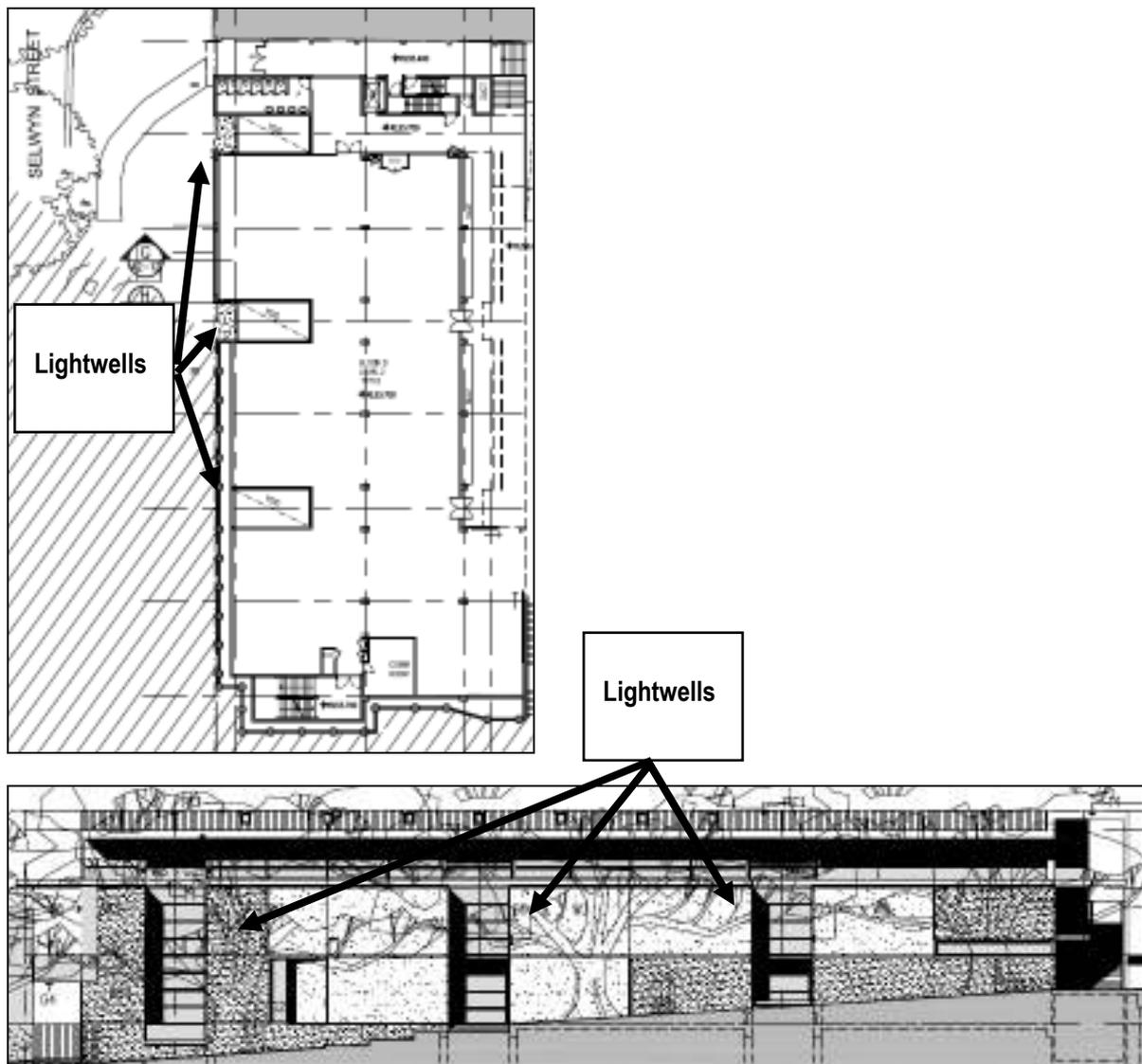


Figure 24. Floor plan and western elevation of Building D illustrating light wells

The design of the western façade of Building D is considered an appropriate response to the need to ensure privacy to the residents in Selwyn Street, provision of natural light to the building, and architectural interest to the western façade of Building D. It is considered that the proposal does not result in any unreasonable privacy impacts to the adjoining residential properties.

5.5 THE PUBLIC INTEREST

The public interest is most appropriately served through compliance with the specific controls relating to the site. The subject redevelopment of the site generally complies with the requirements and building envelopes as prescribed in the site specific DCP. Where variations are proposed which are likely to result in a detrimental impact, conditions of consent are recommended to limit these impacts.

Notwithstanding this, the proposal provides improvement for the amenity of surrounding residents through re-orientation of the campus. The proposal represents a considered response to the constraints of the site and provides considerably improved facilities to an existing education establishment, which serves the community by providing a focus for the development of culture and the arts. The facility also provides a new art gallery which is of considerable benefit to the public. Therefore, the proposal is considered to be within the public interest.

6 CONSULTATION AND ISSUES RAISED

6.1 PUBLIC EXHIBITION DETAILS

The major project application was exhibited from 1 September 2008 for 30 days and was published in the Sydney Central Courier and the Sydney Morning Herald. The EA was made available to the public at the City of Sydney's One-Stop-Shop at Town Hall and also at Council's Kings Cross Neighbourhood Service Centre.

6.2 SUBMISSIONS RECEIVED ON ENVIRONMENTAL ASSESSMENT

The application was exhibited from 1 September 2008 for 30 days. During this period, the Council received a total of 1 submission from the public, 19 pro-forma letters, 1 submission from the Department of Defence, 1 submission from Woollahra Municipal Council, and 1 submission of support from the Paddington Society.

6.3 PUBLIC SUBMISSIONS

6.3.1 Summary of issues raised in public submissions

The following issues were raised in the public submissions:

The proposed Building D is very deep, wide and tall structure.

Comment: The proposed Building D is largely compliant with the building envelopes as prescribed in the site specific DCP. A condition is recommended requiring an increased Selwyn Street setback.

Residents have not been given sufficient information to know how this building will affect their residential amenity.

Comment: The application has been advertised in accordance with the statutory requirements and full size plans and all documents have been available to the public.

The plans do not tell residents what proposed Building D will be used for.

Comment: The Environmental Assessment describes in detail the uses for Building D.

The sketches for proposed Building D do not provide setbacks or details for the roof. Residents insist that no balconies or roof top terraces are located on Building D.

Comment: The plans adequately illustrate the alignment of all proposed buildings. There are no balconies or roof terraces proposed for Building D.

The sketches for Building D provide no specifications for windows or light wells facing Selwyn Street. The proposal may result in privacy impacts to residents in Selwyn Street.

Comment: This assertion is incorrect. The plans illustrate three proposed light wells facing Selwyn Street. The proposal will not result in unacceptable privacy impacts to residents in Selwyn Street, as previously discussed in this report.

Meaningful consultation with the community cannot be said to have occurred.

Comment: The applicant has undertaken considerable community consultation beyond the statutory requirements, including the production of a community flyer, one-on-one meetings with special interest groups, community briefing, and a COFA website detailing the proposed redevelopment.

The plans for redevelopment of Building F do not maximise the opportunity to provide usable space on the roof. A roof garden should be incorporated.

Comment: The proposed alterations and additions to Building F are generally in accordance with the permissible envelope as prescribed in the site specific DCP, and incorporates a number of balconies and deck areas. There is no requirement for the incorporation of a roof garden.

6.4 SUBMISSIONS FROM PUBLIC AUTHORITIES

Woollahra Municipal Council

A submission was received from Woollahra Municipal Council stating that no objection to the proposal was raised as the redevelopment was considered unlikely to adversely impact on the amenity of properties in the Woollahra Council area.

Department of Defence

A submission was received from the Department of Defence requesting that a dilapidation survey be undertaken of the western perimeter wall of Victoria Barracks (which is a State Heritage item) and the internal/external of a number of buildings within the Barracks which are also State Heritage items. The Department of Defence further requests that qualified consultants demonstrate that the proposed excavation works will not have a detrimental effect on the perimeter wall's structural integrity.

With respect to the heritage significance of the Victoria Barracks, the request for a dilapidation report is considered appropriate and shall be incorporated into the recommended conditions of consent. Likewise, with respect to the heritage significance of the site, the brief for the previously discussed requirement for archaeological investigation concerning Busby's Bore shall be widened to include an investigation of the impact of excavation upon the structural integrity of the perimeter wall of Victoria Barracks.

7 CONCLUSION

The proposed development has been considered against the relevant statutory controls applying to the site, and in particular the site specific DCP. The proposed redevelopment of the COFA campus represents a considered response to the constraints of the site and generally complies with the building envelopes and alignments provided in the site specific DCP.

The variation to the Selwyn Street alignment for Building D is not supported on the basis that it will result in a detrimental impact upon the significant fig trees adjacent to the west of the site, and a deferred commencement condition is recommended requiring a 4m setback to the trunks of all trees in Selwyn Street, which equates to an approximate 1m setback from the western boundary of the site.

The proposal is considered to achieve an appropriate outcome with respect to the heritage significance of several buildings on the site and the context of the property within a heritage conservation zone. Notwithstanding this, it is considered necessary to ensure that the proposed excavation works will not result in a detrimental impact upon both Busby's Bore and the perimeter wall of Victoria Barracks. Accordingly, a deferred commencement condition is recommended requiring the appropriate archaeological assessment to be carried out prior to activation of the consent.

Subject to these amendments, the project application achieves an appropriate redevelopment of the COFA campus which improves the amenity for surrounding residents, provides a re-orientation of the campus to Oxford Street activating the northern elevation of Building F, and provides a community facility being a new art gallery. On these grounds, the Council considers the site to be suitable for the proposed development and that the project is in the public interest. Consequently, the Council recommends that the project be approved on a deferred commencement basis and subject to the conditions of approval.

8 RECOMMENDATION

For project application:

It is recommended that the Minister:

- (A) consider the findings and recommendations of this Report; and
- (B) grant deferred commencement approval to the carrying out of the project, under Section 75J *Environmental Planning and Assessment Act, 1979*; subject to modifications of the project and conditions and sign the Determination of the Major Project (**tag A**).

Prepared by:

Endorsed by:

Aaron Sutherland
Senior Planner
City of Sydney

Giovanni Cirrilo
Director
City Planning and Regulatory

APPENDIX A. RECOMMENDED CONDITIONS OF APPROVAL

I, the Minister for Planning, having considered the following, pursuant to Part 3A of the *Environmental Planning and Assessment Act, 1979* Section 75J Clause (2), determine the major project proposal referred to in the attached Director-General's Environmental Assessment Report, by granting **deferred commencement consent** to the major project referred to in the attached Schedule 1, subject to deferred commencement conditions in Schedule 2.

Upon confirmation in writing by the Manager – Planning Assessments of the City of Sydney Council that the deferred commencement conditions in Schedule 2 have been satisfied, a full approval in accordance with Part 3A of the *Environmental Planning and Assessment Act, 1979* Section 75J Clause (2) will be issued, subject to the conditions of consent in the attached Schedule 3, and including any other additional conditions reasonably arising from the consideration of the matters specified in Schedule 2, to be determined by the Manager – Planning Assessments of the City of Sydney Council.

The full approval applies to the plans, drawings and documents cited by the Proponent in their Environmental Assessment identified in that attached Schedule 3 and the Proponent's Statement of Commitments in Schedule 4, subject to the conditions of approval in the attached Schedule 3.

SCHEDULE 2 – DEFERRED COMMENCEMENT CONDITIONS

The consent shall not operate until the proponent has provided details responding to the following matters, which shall be approved in writing by the Manager – Planning Assessments of the City of Sydney Council:

(1) ARCHAEOLOGICAL ASSESSMENT

The proponent is to commission a suitably qualified and experienced archaeologist to prepare an archaeological assessment for the site. In particular it is to address the potential impact of the proposal on Busby's Bore (and any impact on the perimeter wall of Victoria Barracks) and is to include recommended management measures to protect the bore and any other archaeological resources, as well outline mitigation measures required to minimise any adverse impacts.

Advisory Note: Depending on the findings and recommendations of the assessment parts of the design of the proposal may need to be changed. The proponent will need to make provision for compliance with the findings and recommendations of the archaeological assessment into the development programme

(2) BUILDING D SETBACK FROM SELWYN STREET TREES

The proponent is to amend the design of Building D so that it is located a minimum distance of 4m from the trunk of each fig tree within Selwyn Street, and also ensures that a minimum of 80% of the canopy of each tree is able to be retained.

SCHEDULE 3 – CONDITIONS OF CONSENT

SCHEDULE 3A

Approved Development/Design Modifications/Covenants and Contributions/Use and Operation

Note: *Some conditions in Schedule 1A are to be satisfied prior to issue of a Construction Certificate and some are to be satisfied prior to issue of Occupation Certificate, where indicated.*

(1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Major Project No. 08_0104 dated 22 August 2008 and Environmental Assessment prepared by Conics, dated August 2008 and the following drawings:

| Drawing Number | Architect | Date |
|----------------|-------------|-------------|
| A0-01 Issue B | Architectus | 18/8/08 |
| A2-01 Issue B | Architectus | 18/8/08 |
| A2-02 Issue B | Architectus | 18/8/08 |
| A2-03 Issue B | Architectus | 18/8/08 |
| A2-10 Issue B | Architectus | 18/8/08 |
| A2-11 Issue B | Architectus | 18/8/08 |
| A2-12 Issue B | Architectus | 18/8/08 |
| A1-01 Issue B | Architectus | 18/8/08 |
| A1-02 Issue B | Architectus | 18/8/08 |
| A1-03 Issue B | Architectus | 18/8/08 |
| A1-04 Issue B | Architectus | 18/8/08 |
| A1-05 Issue B | Architectus | 18/8/08 |
| A1-06 Issue B | Architectus | 18/8/08 |
| A5-01 Issue B | Architectus | 18/8/08 |
| A5-02 Issue B | Architectus | 18/8/08 |
| A5-03 Issue B | Architectus | 18/8/08 |
| A5-04 Issue B | Architectus | 18/8/08 |
| A5-05 Issue B | Architectus | 18/8/08 |
| LA-00 Issue D | EDAW/AECOM | August 2008 |
| LA-01 Issue D | EDAW/AECOM | August 2008 |
| LA-02 Issue D | EDAW/AECOM | August 2008 |
| LA-03 Issue D | EDAW/AECOM | August 2008 |
| LA-04 Issue D | EDAW/AECOM | August 2008 |
| LA-05 Issue D | EDAW/AECOM | August 2008 |
| LA-06 Issue D | EDAW/AECOM | August 2008 |
| LA-07 Issue D | EDAW/AECOM | August 2008 |

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

(2) DESIGN DETAILS

- b) A materials and sample board detailed all proposed finishes, colours and glazing must be submitted for the approval of Council prior to a Construction Certificate being issued.

(3) SIGNS - SEPARATE DA REQUIRED

(4) HOURS OF ACCESS – SELWYN STREET

The hours of pedestrian access to the campus from Selwyn Street are restricted to between 8am and 9pm Mondays to Friday inclusive and 8am and 4pm on Saturdays. Only emergency vehicles are permitted to access the campus through the Selwyn Street gates.

- (5) **NOISE - USE (GENERAL)**
- (6) **NOISE - MECHANICAL PLANT AND EQUIPMENT**
- (7) **CAR PARKING SPACES AND DIMENSIONS**

A maximum of 78 off-street car parking spaces must be provided. The design, layout, signage, line marking, lighting and physical controls of all off-street parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 - 2004 Parking facilities Part 1: Off-street car parking and Council's Development Control Plan. The details must be submitted to and approved by the Principal Certifying Authority prior to a Construction Certificate being issued.

- (8) **SEALING OF CAR PARK**
- (9) **ACCESSIBLE CAR PARKING SPACES**

Of the required car parking spaces, at least 2 must be 3.2m x 5.5m minimum (with a minimum headroom of 2.5m) and must be clearly marked and appropriately located as accessible parking for people with mobility impairment. The design and layout of accessible car parking for people with mobility impairment is to be provided in accordance with Australian Standard AS/NZS 2890.1 - 2004 Parking facilities Part 1: Off-street car parking and the *City of Sydney Access Development Control Plan 2004*. The details must be submitted to and approved by the Certifying Authority prior to a Construction Certificate being issued.

- (10) **BICYCLE PARKING**
- (11) **VEHICLES ENTER/LEAVE IN FORWARD DIRECTION**
- (12) **SIGNS AT EGRESS**
- (13) **SECURITY GATES**
- (14) **VEHICLE FOOTWAY CROSSING**
- (15) **LOCATION OF DRIVEWAYS**
- (16) **EXISTING SERVICE VEHICLE DOCK**
- (17) **LOADING WITHIN SITE**
- (18) **LOADING/PARKING KEPT CLEAR**
- (19) **TRAFFIC WORKS**
- (20) **ASSOCIATED ROADWAY COSTS**
- (21) **COST OF TRAFFIC MANAGEMENT**
- (22) **REFLECTIVITY**

SCHEDULE 3B

Prior to Construction Certification/Commencement of Work/Health and Building

Note: Prior to the issue of the Construction Certificate, sufficient information must be forwarded to the certifying authority (whether Council or a private accredited certifier) illustrating compliance with the relevant requirements of the Building Code of Australia (and a copy forwarded to Council where Council is not the certifying authority). If Council is to be the certifying authority, please contact the Building Unit to discuss the requirements prior to submission of the application for construction certificate.

(23) GENERAL HERITAGE

(24) PHOTOGRAPHIC ARCHIVAL DOCUMENTATION (MAJOR WORKS)

Procedure

For buildings or structures with heritage significance, the archival documentation, and the number and type of selected enlarged photographs required will be determined by the significance and quality of the building or structure. For a scope of work, refer to Council's Heritage Specialist to determine the particular architectural/design features of the building/site that may need to be recorded.

For buildings or structures with no heritage significance the archival documentation requirements are less comprehensive, and may just be limited to contextual and exterior photographs only. However, this will depend upon the type, complexity and significance of the building, and should be confirmed with the Area Planning Manager, and if necessary Council's Heritage Specialist.

Because significant fabric may remain concealed and only be exposed during construction works, the archival recording is to be undertaken in stages, prior to the removal of any significant building fabric or furnishings from the site, during the removal of fabric on site that exposes significant building fabric or furnishings, and after work has been completed on site, as considered appropriate by the conservation architect commissioned for the project, and submitted as two parts as follows:

- (A) The first submission of the archival recording of significant building fabric or furnishings is to be prior to the removal of any significant building fabric or furnishings from the site, and must be submitted to and approved by Council prior to the commencement of any work on site and prior to a Construction Certificate being issued.
- (B) The second submission of the archival recording is of significant building fabric or furnishings that is exposed during demolition or construction and after work has been completed on site, and must be submitted to Council prior to an Occupation Certificate being issued.

The form of recording is to be a photographic documentation of the site and its context, and the exteriors and interiors of the existing building(s) photographed, where appropriate, using a camera/lens capable of 'perspective correction'. The photographic recording may be in either digital or film-based form, or a combination of both, prepared in accordance with the NSW Heritage Office guidelines titled 'Photographic Recording of Heritage Items using Film or Digital Capture'. One copy of the record is to be submitted to Council to be lodged with Council's Archives.

- (a) For each of the two submissions listed above in (A) and (B), the form of the recording is to be as follows:
 - (i) In A4 format, placed in archival plastic sleeves in an appropriate archival folder.
 - (ii) The Development Application number and the Condition of Consent number must be noted on the front of the folder and in the report.

- (iii) Include a summary report detailing the project description, date and authorship of the photographic record, method of documentation and limitations of the photographic record.
 - (iv) Each negative, slide or digital image is to be cross referenced to a photographic catalogue and photographic base plans.
 - (v) Include written confirmation, issued with the authority of both the applicant and the photographer that the City of Sydney is granted a perpetual non-exclusive licence to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.
- (b) A digital based recording is to include:
- (i) Thumbnail image sheets and a selection of A5 or A4 size images, all labelled and cross-referenced to the catalogue sheets and base plans, and processed on A4 size archival photographic paper using stable archival inks.
 - (ii) CD or DVD containing the report in PDF format and the electronic images saved as JPEG or TIFF files and cross referenced to the catalogue sheets.
- (c) If the option of a film based recording is selected, it is to include 35mm film images submitted as contact sheets with equivalent negatives, a selection of black and white prints 200 x 250mm, and 35mm colour transparencies, all labelled and cross-referenced to the catalogue sheets and base plans.

(25) ARCHAEOLOGICAL DISCOVERY DURING EXCAVATION

(26) WASTE AND RECYCLING MANAGEMENT - COMMERCIAL

- (a) A Waste Management Plan is to be approved by the Certifying Authority prior to a Construction Certificate being issued. The plan must comply with the Council's Policy for Waste Minimisation in New Developments 2005. All requirements of the approved Building Waste Management Plan must be implemented during construction of the development.

UPON COMPLETION OF THE DEVELOPMENT

- (b) Prior to an Occupation Certificate being issued or the use commencing, whichever is earlier, the Principal Certifying Authority must ensure that waste handling works have been completed in accordance with: the Waste Management Plan; other relevant development consent conditions; and Council's Policy for Waste Minimisation in New Developments 2005.

(27) WASTE AND RECYCLING MANAGEMENT - MINOR

(28) CONTAMINATED WASTE

(29) NO DEMOLITION PRIOR TO A CONSTRUCTION CERTIFICATE

(30) CONSTRUCTION TRAFFIC MANAGEMENT PLAN

A Construction Traffic Management Plan must be submitted to and approved by Council prior to a Construction Certificate being issued.

(31) EROSION AND SEDIMENT CONTROL - MORE THAN 2,500SQM

(32) DILAPIDATION REPORT – MAJOR EXCAVATION/DEMOLITION

(a) Subject to the receipt of permission of the affected landowner, dilapidation report/s, including a photographic survey of the following properties:

- (i) The perimeter wall of the Victoria Barracks;
- (ii) Nos. 31, and 28-46 Napier Street;
- (iii) No. 59 Oxford Street;
- (iv) Nos. 1-23 Selwyn Street;
- (v) Nos. 24, and 31-53 Albion Avenue; and
- (vi) No. 39 Greens Road.

are to be prepared by an appropriately qualified structural engineer prior to commencement of demolition/excavation works. A copy of the dilapidation report/s together with the accompanying photographs must be given to the above property owners, and a copy lodged with the Certifying Authority and the Council prior to the issue of a Construction Certificate.

UPON COMPLETION OF EXCAVATION/DEMOLITION

(b) A second Dilapidation Report/s, including a photographic survey shall then be submitted at least one month after the completion of demolition/excavation works. A copy of the second dilapidation report/s, together with the accompanying photographs must be given to the above property owners, and a copy lodged with the Principal Certifying Authority and the Council prior to the issue of an Occupation Certificate.

Any damage to buildings, structures, lawns, trees, sheds, gardens and the like must be fully rectified by the applicant or owner, at no cost to the affected property owner.

Note: Prior to the commencement of the building surveys, the applicant/owner shall advise (in writing) all property owners of buildings to be surveyed of what the survey will entail and of the process for making a claim regarding property damage. A copy of this information shall be submitted to Council.

- (33) **ASBESTOS REMOVAL**
- (34) **PROHIBITION OF ASBESTOS RE-USE**
- (35) **CLASSIFICATION OF WASTE**
- (36) **DISPOSAL OF ASBESTOS**
- (37) **ASBESTOS REMOVAL SIGNAGE**
- (38) **SIGNAGE LOCATION AND DETAILS**
- (39) **SKIPS AND BINS**
- (40) **NOTIFICATION OF ASBESTOS REMOVAL**
- (41) **ELECTRICITY SUBSTATION**
- (42) **SYDNEY WATER CERTIFICATE (QUICK CHECK)**
- (43) **UTILITY SERVICES**
- (44) **ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES**
- (45) **INSTALLATION OF DUAL-FLUSH TOILETS**
- (46) **INSTALLATION OF WATER EFFICIENT TAPS**
- (47) **INSTALLATION OF WATER EFFICIENT URINALS**
- (48) **INTERNAL LIGHTING SYSTEM**
- (49) **DEMOLITION/SITE RECTIFICATION (if cost is under \$50m)**

The following conditions apply to the development:

- (a) Demolition or excavation must not commence until a Construction Certificate has been issued for construction of the substantive building.
- (b) Prior to the Construction Certificate being issued, documentary evidence must be provided to Council that the owner of the site has entered into a Deed with Council, the cost of preparation and execution of such Deed (including stamp duty and registration fees) to be borne by the applicant, which contains such conditions as the Council reasonably requires to ensure the matters set out in this condition are adequately provided for.
- (c) Without limiting the generality of paragraph (b), the Deed must provide for:
 - (i) a bank guarantee to be provided in the sum of \$960,000.00 dollars as security for the costs of such works provided that:
 - a. the maximum liability under the Deed must not exceed \$960,000.00 dollars; and
 - b. the Council may accept a lesser amount as security if substantiated by detailed design and Quantity Surveyor costing for works which meet the objectives of the condition.

- (ii) Council to be given sufficient contractual rights to be able to ensure that in any of the following events namely:
 - a. demolition of the existing building has commenced but not been completed;
 - b. the existing building has been demolished; or
 - c. the site has been excavated; or
 - d. the erection of the structure has commenced;

that it, or any person authorised by it, may enter the site and carry out such works at the cost of the applicant (or such other person as the consent authority may approve) as may be then appropriate in the circumstances in each of the abovementioned events, to:

- e. make the building safe and of an appearance acceptable to Council at ground level;
- f. allow the ground level to be landscaped and of an appearance acceptable to Council from any public vantage point; or
- g. for the hole to be covered to allow it to be landscaped and made attractive from any public vantage-point; or
- h. in the event that the new building is constructed beyond the ground floor, to allow any hoardings to be removed and the ground floor development to be completed to a tenable stage;

AND to call on such bank guarantee to cover the cost thereof.

- (d) If the site is commenced to be developed and there is suspension in activity for 6 months (or suspensions of activity which in the aggregate exceed 6 months), resulting in a building site which has an appearance not acceptable to Council, then the Council will have the readily enforceable rights to:
 - (i) require certain works including but not limited to those works necessary to achieve the results referred to in sub-clause (c) (ii)e – h to take place on the site; and
 - (ii) in the event of default, have the right to enter and carry out these works and to call upon security in the nature of a bank guarantee to cover the cost of the works.
- (e) The Deed may provide for the release of the Bank Guarantee at such time that the Final Occupation Certificate for the approved development is issued. If the approved development also relates to works to existing buildings, the relevant Final Occupation Certificate is the one that relates to that part of the approved development which involves the demolition and new construction.

- (50) FOOTPATH DAMAGE BANK GUARANTEE**
- (51) APPLICATION FOR HOARDINGS AND SCAFFOLDING ON A PUBLIC PLACE**
- (52) BARRICADE PERMIT**
- (53) PUBLIC DOMAIN PLAN**

Three copies of a detailed Public Domain Plan must be prepared by an architect, urban designer or landscape architect and must be lodged with Council's Public Domain Section and approved by Council prior to a Construction Certificate being issued for any new building work excluding approved preparatory, demolition or shoring work. It is recommended that draft plans should be submitted for comment prior to formal submission for approval.

The Public Domain Plan must be prepared in accordance with the City of Sydney's Public Domain Manual. The works to the public domain are to be completed in accordance with the approved plan and the Public Domain Manual before any Occupation Certificate is issued in respect of the development or before the use commences, whichever is earlier.

Note: A security deposit will be required for the public domain works, in accordance with the City of Sydney's adopted fees and charges. You should contact Council to determine deposit amount prior to payment.

- (54) ALIGNMENT LEVELS
- (55) STORMWATER AND DRAINAGE - MAJOR DEVELOPMENT
- (56) CONSTRUCTION AND FITOUT OF FOOD PREMISES
- (57) FINAL INSPECTION (FOOD PREMISES)
- (58) FOOD PREMISES DATA BASE
- (59) NOTIFY NSW FOOD AUTHORITY
- (60) MECHANICAL VENTILATION
- (61) PAVING MATERIALS
- (62) CONTINUED PERFORMANCE OF MECHANICAL VENTILATION
- (63) CAR PARK VENTILATION
- (64) STRUCTURAL CERTIFICATION FOR DESIGN - BCA (ALL BUILDING CLASSES)
- (65) BCA - NEW BUILDINGS WORKS - CLASS 2-9 BUILDINGS
- (66) ANNUAL FIRE SAFETY STATEMENT FORM
- (67) FIRE SAFETY CERTIFICATE TO BE SUBMITTED
- (68) CERTIFICATION OF GEOTECHNICAL INSPECTION
- (69) GEOTECHNICAL REPORT AND CERTIFICATION
- (70) PROTECTION OF STREET TREES DURING CONSTRUCTION

SCHEDULE 3C

During Construction/Prior to Occupation/Completion

- (71) OCCUPATION CERTIFICATE TO BE SUBMITTED**
- (72) HOURS OF WORK AND NOISE – OUTSIDE CBD**
- (73) SITE NOTICE OF PROJECTS DETAILS AND APPROVALS**
- (74) NOTIFICATION OF EXCAVATION WORKS**
- (75) SYDNEY WATER CERTIFICATE**
- (76) EROSION AND SEDIMENT CONTROL**
- (77) CONNECTION TO SEWERS OF SYDNEY WATER CORPORATION**
- (78) COVERING OF LOADS**
- (79) VEHICLE CLEANSING**
- (80) LOADING AND UNLOADING DURING CONSTRUCTION**

The following requirements apply:

- (a) All loading and unloading associated with construction must be accommodated on site.
 - (b) A Works Zone is required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council at least 8 weeks prior to commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.
 - (c) The structural design of the building must permit the basement and/or the ground floor to be used as a loading and unloading area for the construction of the remainder of the development.
 - (d) If, during excavation, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council.
 - (e) In addition to any approved construction zone, provision must be made for loading and unloading to be accommodated on site once the development has reached ground level.
- (81) NO OBSTRUCTION OF PUBLIC WAY**
 - (82) CONSERVATION MANAGEMENT PLAN**
 - (83) USE OF MOBILE CRANES**

 - (84) CONSTRUCTION LIAISON COMMITTEE**
 - (a) Prior to the commencement of **ANY WORK**, a Construction Liaison Committee is to be established by the developer, to ensure that demolition and construction related impacts

(including construction noise and vibration, loading, issues associated with construction workers and vehicles, traffic issues, management of the construction site) from the site can be dealt with expeditiously and co-operatively.

The committee is to comprise nominated representatives of **all adjacent properties and all properties opposite the subject site**.

- (b) The committee shall meet prior to the commencement of works on the site and at monthly intervals or as considered appropriate by the Committee throughout the construction process. Details of the consultation with the adjoining sites must be submitted to and approved by Council prior to the commencement of work.
- (c) The meetings are to be recorded/minuted and such records/minutes are to be provided to Council within 7 days of the meeting(s). The following plans are to be tabled at a meeting of the Construction Liaison Committee prior to being provided to Council:
 - (i) Geotechnical Report
 - (ii) Demolition Report
 - (iii) Demolition and Traffic Management Plan
 - (iv) Construction Management Plan
 - (v) Construction Program (A rough forward estimate of the construction timetable shall be tabled and discussed at the first meeting)
 - (vi) Construction Traffic Management Plan
 - (vii) Dilapidation Reports
 - (viii) Reports on Noise and Vibration
 - (ix) Plans to apply for temporary road or footpath closure or use of mobile cranes
 - (x) Complaints register
- (d) Prior to the commencement of work, the Site Manager is to provide the members of the construction liaison committee and Council, with 24 hour contact details (including location of site office and 24 hour phone number), to ensure that any matters which arise during the construction period are addressed immediately. The site manager shall be available during normal business hours to provide information to the public about activities on site and to bring any complaints to the attention of the applicant.
- (e) The Site Manager is to inform, by way of writing, on a regular monthly basis (including at the Construction Liaison Committee) of the construction program, construction progress and impending work.
- (f) A register of all complaints received shall be kept by the applicant through out the duration of the project, and the register is to be made available to Council on request.

APPENDIX B. 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 following completion of the development.

General

1. The development will be undertaken in accordance with this Environmental Assessment dated July 2008 prepared by Conics (Sydney) Pty Ltd including accompanying appendices (Volume 1) and the drawings prepared by Architectus and EDAW in Volume 2.
2. The applicant will obtain all necessary approvals required by State and Commonwealth legislation and relevant City of Sydney Council policies.

Transport and Parking

3. Vehicle and bicycle parking will be provided in accordance with the traffic report by Colston Budd Hunt and Kafes (July 2008).
4. All deliveries and service vehicles to the site will enter off Greens Road.
5. Access, servicing and layout arrangements will be provided in accordance with AS 2890.1:2004 and AS 2890.2:2002 (except where existing structural columns limit the width of parking spaces).
6. Prior to the issue of the final Occupation Certificate for the new buildings and alterations, a Transport and Parking Management Strategy will be prepared which will address different user groups including staff, students, visitors to the gallery, and service vehicles. The Strategy shall include an update of the existing Transport Access Guide, details on management of the parking, and ways to improve bike access and facilities.

ESD

7. The construction and operation of the proposed development will be undertaken in accordance with the Energy Efficiency Report prepared by Steensen Varming (July 2008) to achieve identified ESD initiatives. The design of the project will be subject to continuing refinement during the detailed design phase.

Tree Management

8. Prior to commencing any work on the site, the trees that are to be retained will be protected as set out in the Arboricultural Assessment prepared by Garry Clubley dated June 2008.
9. At all times during construction period the roots, trunks and canopies of the trees in Selwyn Street are to be protected and managed in a manner to be agreed with City of Sydney Council.
10. Natural ground level will be maintained under the canopy of trees on Council land.
11. 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.
12. Any removal of trees from within the site will be in accordance with City of Sydney's Council's Tree Preservation Order.

Landscape and Public Domain

13. Landscaping will be provided in accordance with the landscape design concept prepared by EDAW, as set out Volume 2.
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14. 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 City of Sydney Council prior to issue of the final Occupation Certificate.
15. UNSW will participate with City of Sydney Council and the local community in the design and up-grading of the public domain in Napier Street road closure and the Greens Road frontage of the campus.

Infrastructure and Services

16. All services that will be disrupted as a result of construction of the proposed development will be appropriately relocated. This relocation will be undertaken in consultation and after agreement with the relevant service provider and UNSW.
17. Stormwater runoff from the site will be managed in accordance with the Hydraulic & Fire Services Systems report prepared by Warren Smith & Partners Pty Ltd dated 18 June 2008.

Waste Management

18. 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.
19. All waste storage areas will be graded and drained to the requirements of Sydney Water and City of Sydney.

Construction

20. Prior to commencement of excavation, dilapidation reports will be prepared on all properties on Selwyn Street adjacent to Building D.
21. Site management during demolition and construction will be consistent with the detailed Construction Management Plan (CMP) prepared by Aurora Projects dated July 2008. This plan may be up-dated from time to time to reflect building practices, the construction timetable and the progress of the construction around the site.
22. All construction traffic will enter and leave the site directly from/to Greens Road except for vehicles required for works along Selwyn Street frontage where access cannot be obtained from Greens Road. When these exceptions are planned, communication from the project manager to the Selwyn Street residents will occur.
23. Construction hours will be in line with City of Sydney Council's standard hours which in general provide for:
 - Monday to Friday 7:00am to 5:30pm, and
 - Saturday 7:00am to 3:30pm.
 - No work on Sunday and public holidays.
24. All areas used for construction site activities will be reinstated prior to occupation of the premises. Services will be reinstated along with the replacement of any damaged paving and landscaping.

Building Code of Australia

25. All new works 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.
 26. All new 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.
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Noise

27. Any recommendations contained within the Preliminary Noise Report prepared by Hyder Consulting (August 2008) in relation to noise attenuation in order to achieve the relevant noise standards for adjoining residential properties will be implemented.

Access for People with a Disability

28. The development will comply with the requirements of Australian Standard AS 1428.1 General requirements for Access.

Operation

29. The pedestrian gates on to Selwyn Street shall only be available for access and egress between the hours of 8am to 9pm Monday to Friday and 8am to 4pm Saturdays and not on Sundays. Egress will be possible at other times in the case of emergencies.

30. Only emergency vehicles will be able to access the campus through the Selwyn Street gates.

Heritage Conservation

31. Prior to the issue of the final Occupation Certificate for the new buildings and alterations, Conservation Management Plans for Buildings A and Building C (North) will be prepared and lodged with City of Sydney Council.

32. All new works shall be undertaken in line with the recommendations of the Heritage Impact Statement prepared by Cracknell and Lonergan Architects and Heritage Consultants.

Community Liaison

33. UNSW will undertake an ongoing community liaison program which will provide:
- community up-dates on the progress of the redevelopment,
 - a forum to discuss up-coming planning, design and construction issues, and
 - a forum to identify any adverse impacts on the adjoining community from operations of the campus.
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APPENDIX C. SUMMARY OF SUBMISSIONS

APPENDIX D. ENVIRONMENTAL ASSESSMENT REPORT
