

MAJOR PROJECT APPLICATION FOR UTS KURING-GAI CAMPUS
ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Project	Concept Plan – UTS Kuring-gai Campus (MP06_0130) A proposal to design and construct development for the purposes of the UTS Kuring-gai Campus at Eton Road, Lindfield, generally as described in a letter dated 1 March 2007 from CRI Australia Pty Limited (on behalf of UTS) to the Minister for Planning, and including supporting documentation <i>UTS Kuring-gai – Synopsis of Concept Plan, March 2007</i> .
Site	UTS Kuring-gai Campus, Eton Road Lindfield
Proponent	CRI Australia Pty Limited, on behalf of University of Technology Sydney
Date of Issue	12 July 2007
Date of Expiration	12 July 2009 (2 years from date of issue)
Special Provision	The Minister for Planning formed an opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the proposal is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 14 June 2007. On that date the Minister also authorised lodgement of a concept plan for the proposal.
General Requirements	The Environmental Assessment must include: <ul style="list-style-type: none"> • an executive summary; • a description of the proposal comprising: <ul style="list-style-type: none"> ◦ textual and diagrammatic articulation of the proposal; ◦ description of the site, including cadastre and title details; ◦ design, construction, operation, maintenance, rehabilitation and staging as applicable; ◦ project objectives and need; • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and • a statement on the validity of the Environmental Assessment, the qualifications of person(s) preparing the assessment and that the information contained in the Environmental Assessment is neither false nor misleading.
Key Assessment Requirements	<p>Part A – Heads of Consideration</p> <ul style="list-style-type: none"> • Suitability of the site; • Likely environmental, social and economic impacts; • Justification for undertaking the project; • Consideration of alternatives; and • Public Interest. <p>Part B – Relevant EPIs, Guidelines and other requirements to be addressed</p> <ul style="list-style-type: none"> • Planning provisions applying to the site including permissibility and the provisions of all plans and policies (including the Ku-ring-gai PSO, Draft (Heritage Conservation) LEP 30, relevant DCPs, SEPP 11, SEPP 19, SEPP 32, SEPP 53, SEPP 55 and SEPP 65). • Nature and extent of non-compliance with relevant EPIs; • Commonwealth Environment Protection and Biodiversity Conservation Act 1999; • Planning for Bush Fire Protection 2006 (NSW Rural Fire Service); • Guidelines for Threatened Species Assessment (DEC); • Guidelines for Development Adjoining Department of Environment and Conservation Land (DEC); • NSW Government Metropolitan Strategy – “City of Cities”; and • Consideration of alternatives to the proposal (and with respect to Ecological Sustainable Development outcomes); <p>Part C – Key Issues to be addressed</p> <ul style="list-style-type: none"> • Requirements of the Department are as follows;

Urban Form and Design

Key matters to be addressed include;

- Urban design, height, density, bulk and scale of the proposal in relation to the surrounding development, landscape and topography;
- impact on streetscape / landscape; and
- details of proposed areas of and nature of landscaping and open space.

Land Use

Key matters to be addressed include:

- land use distribution - considering the existing and surrounding land use patterns, density, character, amenity and the existing built and natural environs;
- connectivity with and capacity of services including schools, hospitals, public transport and town centres; and
- impact on existing education and recreational land uses on-site.

Transport, Traffic & Access

Key matters to be addressed include:

- existing traffic conditions, road network and road capacity on and in the vicinity of the site;
- proposed internal road and access arrangements;
- appropriate connection(s) to the network;
- any changes to traffic generation resulting from the project and any required road / intersection upgrades;
- measures to promote public transport usage and modal share including bus & train networks and connections;
- pedestrian and bicycle linkages;
- proposed car parking arrangements; and
- proposed emergency evacuation and public access.

Heritage

Key matters to be addressed include:

- impacts on the significance of the site as a cultural landscape, including buildings, landscape and potential European and Aboriginal archaeological impacts;
- Aboriginal cultural heritage values and any places listed on the National Heritage Register and protected under the EPBC Act; and
- The study should be prepared in accordance with the publication "Statement of Heritage Impact" published by the Heritage Office 2002.

Bushfire Risk Assessment

Key matters to be addressed include;

- bushfire risk assessment to determine the level of hazard posed upon the proposal;
- provision of setbacks, water supply, access, supply of services and fuel management on the site;
- identification of asset protection zones (to be identified on a site plan and demonstrated to be outside the boundary of the Lane Cove National Park) or building requirements to minimise the impact of any bushfire hazard and;
- identification of evacuation and relocation measures / strategies to be implemented in a bushfire event.

Environmental Impacts

The Environmental Assessment must include details as to how the environmental impacts of the proposal will be managed. Matters to be addressed include:

- a description of any contamination and its impacts on the environment, including mitigation and disposal measures as applicable;
- any likely geotechnical impacts for the development on the site;
- any likely flora and fauna impacts as a result of the development on the site, including impacts on threatened species, including those listed in the EPBC Act,

(particularly *Darwinia biflora* and the Red-Crowned Toadlet), threatened populations or endangered ecological communities, critical habitat (including riparian habitat) and native vegetation generally. The study should include a field survey in accordance with the gazetted draft Guideline for Threatened Species Assessment and describe proposed actions to be undertaken to avoid, mitigate or compensate for impacts on threatened species and their habitats. The study shall also specifically report on the considerations listed in each step of the guideline.

- impacts on the Lane Cove National Park including erosion and sediment control, stormwater runoff, management implications, pests, weeds, edge effects, boundary encroachments, ecological connectivity, fire and location of asset protection zones and their impact on threatened species and their habitats;
- details of any future management regimes for environmental protection areas;
- flooding, drainage and stormwater management issues, including: on-site detention of stormwater, WSUD, and drainage infrastructure;
- details of the development's proposed sustainability measures including, NatHERS ratings, BASIX water sensitive urban design measures, energy efficiency, recycling and waste disposal; recycling and waste disposal;
- any impacts as a result of adjoining development/land use;
- details of any proposed environmental offset; and
- details of any cut and fill and whether any fill is proposed to be imported or exported to/from the site.

Services

Key matters to be addressed include;

- capacity of water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project; and
- any upgrading works to infrastructure necessary to service the development and contributions applicable under any adopted contributions plans.

Planning Agreements and/or Developer Contributions

- The environmental assessment should address and provide the likely scope of any contributions towards local / state infrastructure and the proposed legal delivery mechanism (eg. Planning Agreement/S.94 Contributions/Statement of Commitments).

Part D – Draft Statement of Commitments

- Proposed mitigation and management of residual impacts; and
- A Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.

Test of adequacy

The Environmental Assessment must address all of the Environmental Assessment Requirements. If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent. The Director-General may also modify these Requirements by further notice to the proponent.

General Environmental Risk Analysis (all project components)

Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify:

- potential environmental impacts associated with the project (construction and occupation);
- proposed mitigation or compensation measures; and
- potential residual environmental impacts after the application of proposed mitigation or compensation measures.

Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the Environmental Assessment.

Consultation Requirements	You should outline any consultation with relevant agencies or the public during the preparation of the Environmental Assessment.
Deemed refusal period	60 days (see Clause 8E of the <i>Environmental Planning & Assessment Regulation 2000</i>)
Panels constituted under s75G	No Panels are required at this stage.
Application Fee Information	The application fee is based on Capital Investment Value of the project as defined in the Major Projects SEPP and as set out in Clause 8H of the <i>Environmental Planning and Assessment Regulation 2000</i> . To verify the cost of works for this project you are requested to submit a Quantity Surveyor's report for the project.
Landowners consent and Information	<ul style="list-style-type: none"> Landowner's consent is to be provided in accordance with Clause 8F of the <i>Environmental Planning and Assessment Regulation 2000</i>. For notification purposes, the Department will seek landowners' and occupiers' details from Council. Please also find an application form at the following link: http://www.planning.nsw.gov.au/assessingdev/pdf/part3a_applicationform.pdf
Documents to be submitted	<ul style="list-style-type: none"> Fifteen (15) hard copies of the environmental assessment. Five (5) copies of the environmental assessment and plans on CD-ROM (pdf format) Fifteen (15) sets of plans to scale, including three (3) sets at A3 size.