

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 13_6123
Proposal Name	The University of Sydney Campus Improvement Program Staged State Significant Development
Location	The University of Sydney, Camperdown and Darlington Campuses
Applicant	The University of Sydney
Date of Issue	Reissued 23 October 2013
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include: - adequate baseline data; - consideration of potential cumulative impacts due to other development in the vicinity; and - measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. The EIS must be accompanied by a report from a qualified quantity surveyor providing: - a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; - an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and - certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: 1. Statutory and Strategic Context – including: Address the statutory provisions applying to the concept proposal contained in all relevant environmental planning instruments, including: - State Environmental Planning Policy (State & Regional Development) 2011; - State Environmental Planning Policy No.55 – Remediation of Land; - State Environmental Planning Policy No.33 – Hazardous and Offensive Development; - State Environmental Planning Policy (Infrastructure) 2007; - Sydney Local Environmental Plan 2012; and - Sydney Development Control Plan 2012.

	<i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development. <i>Development Standards</i> Identify compliance with the development standards applying to the site. 2. Policies Address the relevant planning provisions, goals and strategic planning objectives in the following: • NSW 2021; • Draft Metropolitan Strategy for Sydney to 2031; • NSW Long Term Transport Master Plan 2012; • NSW Bike Plan; • Creating Places for People: An Urban Design Protocol for Australian Cities 2012, Australian Government; • Planning Guidelines for Walking and Cycling; and • Healthy Urban Development Checklist, NSW Health. 3. Concept Proposal Built Form and Urban Design • An overall site analysis is to be prepared that identifies how development will integrate into the surrounding context and detail how built form will be designed to create a series of meaningful and interconnected open spaces throughout the campus. • The EIS shall provide justification for the proposed built forms and proposed uses, including details of existing and proposed student and staff numbers and number of proposed student accommodation beds. • The EIS shall include detailed design guidelines and development controls including but not limited to: ○ gross floor area ○ building footprints ○ building setbacks ○ height and massing / building envelopes • The EIS shall include plans and building envelopes of the concept proposal detailing height, density, bulk and scale, setbacks in relation to the surrounding development, topography and streetscape. • The EIS shall give consideration of overall site layout, axis, vistas and connectivity, open spaces and edges,, location of new proposed at-grade and/or parking stations, interface with public domain, primary elements and gateways, and a preliminary assessment against the Crime Prevention through Environmental Design principles. 4. Environmental Amenity The EIS shall address amenity impacts having regard to the location of intended future uses, in particular the ancillary student accommodation proposed adjacent to arterial roads, through the preparation of a preliminary analysis addressing solar access, overshadowing, visual privacy, views and vistas, servicing requirements (including waste management, loading zones and mechanical plant), acoustic impacts and wind impacts. 5. Ecologically Sustainable Development (ESD) The EIS shall detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, future construction and ongoing operation of the University. 6. Transport and Accessibility An assessment of the traffic and transport impact of the concept proposal is to be undertaken, considering all approved and planned developments located
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within and adjacent to the University, with particular regard to:

- the existing and future traffic and transport situation, including
 - parking demand and parking provision for each multi-purpose building
 - maximum car parking rates for student housing and minimum bicycle parking rates
 - daily/peak hour traffic generation
 - mode of travel used by staff and students, including a review of the existing modal split and identification of a target modal split to the site and the measures to achieve this
 - public transport demand and services to the University
 - staged breakdown of traffic and transport infrastructure requirements
- existing road capacity, traffic conditions, expected impacts, including the existing safety issues on the road network located adjacent to the University
- road and intersection upgrade requirements, including options to offset the impact of the future development and operations of the University on the road network
- the adequacy of the public transport services, including unplanned or additional public transport connections, to meet the demands of the future development, growth and movement of students and provision of new infrastructure
- access arrangements to and within the site, including the appropriateness, location and access to parking stations
- delivery, servicing and loading arrangements
- details of emergency vehicle access arrangements
- pedestrian and bicycle linkages to and within the site.

→ *Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Developments (RTA)*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
- *NSW Planning Guidelines for Walking and Cycling*
- *Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development.*

7. Heritage

- The EIS shall include a statement of significance and an assessment of the impact on the heritage significance of the existing University of Sydney Conservation Area and existing heritage items in accordance with the guidelines in the NSW Heritage Manual.
- The University of Sydney Grounds Conservation Plan (2002) shall be revised and/or consolidated within a new Conservation Management Strategy prepared for the University, for endorsement by the NSW Heritage Council that includes:
 - the identification and significance grading of items and areas of heritage significance within the Camperdown-Darlington Campus and in the vicinity, by research, field survey and mapping. Including, but not limited to, any buildings, works, relics, gardens, landscapes, views, vistas, trees, ovals or places.
 - the identification of items and areas of heritage significance materially affected by the proposal. Including, but not limited to, any buildings, works, relics, gardens, landscapes, views, vistas, trees, ovals or places of heritage significance within the Camperdown-Darlington Campus and in the vicinity, including Royal Prince Alfred Hospital, Colleges and Victoria Park.
- An archaeological assessment shall be carried out for each of the development sites in accordance with NSW Heritage guidelines.

	8. Aboriginal Heritage Where relevant, the EIS shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010. 9. Flora and Fauna The EIS shall provide a preliminary assessment of the potential impacts on flora and fauna, including known and potentially occurring threatened species, populations and endangered ecological communities and their habitats. Opportunities to enhance and introduce additional flora and fauna should be investigated in consultation with council. 10. Utilities • In consultation with relevant agencies, the EIS shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure through the preparation of an Infrastructure Management Plan. • An Integrated Water Management Plan is to be prepared detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. 11. Staging The EIS shall provide details regarding the staging of the proposed development. 12. Contributions The EIS shall address Council's Section 94 Contribution Plan, the Redfern-Waterloo Authority Contributions Plan 2006 and Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006 and/or provide details of any proposed Voluntary Planning Agreement with the City of Sydney and/or UrbanGrowth NSW. 13. Flooding The EIS shall include a preliminary assessment of any flood risk on site and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • Architectural drawings, including envelopes, indicative sections and elevations; • Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings • Site analysis plan; • Shadow diagrams; • View analysis/photomontage; • Stormwater Concept Plan; • Concept Landscape Plan; and • Public Domain/Open Space Strategy diagram.
Consultation	During the preparation of the EIS, consultation must be undertaken with the relevant Commonwealth Government, State or local authorities, service providers, community groups and affected landowners.

	In particular you must consult with: • City of Sydney; • University Community Groups (if relevant) and Residential Colleges; • UrbanGrowth NSW; • Transport for NSW; • Roads and Maritime Services; • NSW Heritage Council; • Local heritage group/s; • Local Aboriginal Land Council and relevant stakeholders; • Local community groups, including but not limited to: REDWatch – Redfern Eveleigh Darlington Waterloo Watch and RAIDD – Residents Acting In Darlington’s Defence. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director General in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.