

Secretary'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 6674
Proposal Name	Biological Sciences Project at the University of New South Wales
Location	Kensington Campus, Randwick
Applicant	University of New South Wales
Date of Issue	18 NOV 2014
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 proposed development contained in all relevant environmental planning instruments, including: • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No.55 – Remediation of Land; and • Randwick Local Environmental Plan 2012; and • Randwick Development Control Plan 2013. <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. Address the relevant planning provisions, goals and strategic planning objectives in the following:

	• NSW 2021; • Draft Metropolitan Strategy for Sydney to 2031; • Draft East Subregional Strategy; • Randwick Urban Activation Precinct; • NSW Long Term Transport Master Plan 2012; • NSW Bike Plan; • Planning Guidelines for Walking and Cycling; • Sydney's Cycling Future; • Sydney's Walking Future; • Sydney's Light Rail Future; and • Healthy Urban Development Checklist, NSW Health. 2. Built Form and Urban Design • Address the height, bulk, scale and setbacks of the proposed development within the context of the locality, adjacent heritage items, surrounding development, topography and streetscape. • Demonstrate design quality, with specific consideration of the overall site layout, connectivity, open spaces and edges, interface with the public domain, gateways, facades, rooftop, massing, setbacks, building articulation, materials, colours and signage. • Detail how services, including but not limited to, waste management, loading zones, mechanical plant are integrated into the design of the development. 3. Environmental Amenity Provide an assessment of any overshadowing impacts, privacy, view loss and wind impacts. A high level of environmental amenity must be demonstrated, including to the public domain. 4. Ecologically Sustainable Development (ESD) • 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, construction and ongoing operation phases of the development. • Include a description of the measures that would be implemented to minimise consumption of water and energy use of the building. • Prepare an Integrated Water Management Plan including any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures. 5. Transport and Accessibility Include a transport and accessibility assessment, which details: • existing pedestrian and cycle movements within the vicinity of the site; • the number of additional staff and students generated by the proposed development; • estimate the total daily and peak hour trips generated by staff and students to be accommodated within the proposal, including vehicle, public transport, pedestrian and cycle trips; • the adequacy of public transport to meet the likely future demand of the proposed development, including consideration of the proposed light rail system; • measures to promote travel choices that support the achievement of State targets, such as a location-specific sustainable travel plan; • the daily and peak vehicle movements impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required); • the proposed access arrangements and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks; • the proposed parking provisions (car, bicycle and motorcycle) and end of
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	trip facilities associated with the proposed development, including consideration of the availability of public transport, and the requirements of the relevant parking codes and Australian Standards; • the proposed service vehicle movements (including vehicle type and the likely arrival and departure times); and • access and car parking arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycleway, public transport or traffic impacts. → <i>Relevant Policies and Guidelines:</i> • <i>Guide to Traffic Generating Developments (RTA)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>NSW Planning Guidelines for Walking and Cycling</i> • <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> 6. Noise and Vibration Identify the main noise and vibration generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land. → <i>Relevant Policies and Guidelines:</i> • <i>NSW Industrial Noise Policy (EPA)</i> • <i>Interim Construction Noise Guideline (DECC)</i> • <i>Development Near Rail Corridors and Busy Roads – Interim Guideline (2008)</i> • <i>Assessing Vibration: A Technical Guideline 2006</i> 7. Contamination • Identify measures for the management and disposal of any hazardous materials from the demolition/removal of existing buildings/structures • Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → <i>Relevant Policies and Guidelines:</i> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> 8. Contributions Address Council's relevant Section 94A Contribution Plan and/or details of any Voluntary Planning Agreement.
Other Issues	9. Utilities Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure shall be addressed. 10. Staging Provide details regarding the staging of the proposed development, including consideration of any future expansion of the University campus and associated cumulative impacts. 11. Drainage Detail drainage associated with the proposal, including stormwater and drainage infrastructure. 12. Servicing and Waste Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.

	13. Earthworks • Provide details of the volume of soil to be excavated and removed from the site. • Identify measures to ensure future construction works do not impact on water quality. 14. Hazardous Materials A description of the proposed storage, use, and management of any hazardous materials including any regulated material under the Radiation Control Act 1990 and measures to be implemented to manage hazards and risks associated with storage.
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; • Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • Site analysis plan; • Shadow diagrams; • Access Impact Statement; • View analysis/photomontage; • Stormwater Concept Plan; • Sediment and Erosion Control Plan; • Landscape Plan, including any public domain works; • Preliminary Construction Management Plan, inclusive of a Construction Traffic Management Plan and cumulative impact of construction activities on other nearby sites; • Geotechnical and Structural Report; • Signage details (if proposed); and • Schedule of materials and finishes.
Consultation	During the preparation of the EIS, you must consult with local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • Randwick Council; • Transport for NSW; • Roads and Maritime Services; and • Sydney Water. 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 SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.