



9 December 2015

Mr Clive Gunton
Manager, Campus Development
Planning & Design - Program Management Office
University of Technology Sydney
PO Box 123
Ultimo NSW 2007

Our ref: SSD 7382

Dear Mr Gunton

**SEARs for UTS Central (SSD 7382)
Broadway Precinct, UTS City Campus, Ultimo**

Please find attached a copy of the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the UTS Central development. These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information. Please note that the Secretary may alter these requirements at any time.

If you do not lodge a development application (DA) and EIS for the development within two years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department of Planning and Environment (the Department) will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive, detailed and genuine community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD/DVD) of the DA and EIS that will be required for reviewing purposes.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the

Commonwealth Department of the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

Competitive Design Process

The Department has undertaken a review of your waiver request and accepts that under the circumstances it would be unreasonable and unnecessary to require that a competitive design process be undertaken and site specific development control plan (DCP) be prepared for the proposed UTS Central Building, pursuant to clauses 6.21 and 7.20 of *Sydney Local Environmental Plan 2012 (SLEP)*.

The Department acknowledges that the University has selected a reputable firm with a record of design excellence. The University has also demonstrated that it is committed to ensuring design excellence is delivered through its recent development across the campus. The Department acknowledges that a competitive design process for the design of the Building 1 and 2 podium extension was held and that the UTS Central design would need to integrate with the winning Lacoste + Stevenson podium design as well as address the spatial and functional site constraints.

The Department considers that the approved concept plan under the former Part 3A essentially duplicates the requirements of the site specific development control requirements and therefore a further site specific development control would be unreasonable and unnecessary.

The Department notes that the timing implications of a competitive design process would also impede the delivery of the infrastructure, given the complexities of the design and interrelationships with the remainder of the campus that could not be readily addressed in a competitive design process. Notwithstanding the above, you are strongly advised to regularly consult with officers of the City of Sydney (Council) in developing the detailed design of the UTS Central Building.

If you have any questions, please contact Megan Fu, who can be contacted on 9228 6531 or via email at megan.fu@planning.nsw.gov.au

Yours sincerely



Karen Harragon

Director

Social and Other Infrastructure Assessments

as delegate for the Secretary

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 7382
Proposal Name	UTS Central
Location	Broadway Precinct, UTS City Campus, Ultimo
Applicant	University of Technology, Sydney
Date of Issue	9 December 2015
General Requirements	<p>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity (completed, underway or proposed); and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) 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	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context – including: Address the statutory provisions applying to the concept proposal contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No.55 – Remediation of Land; and • Sydney Local Environmental Plan 2012. <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p>

UTS City Campus, Broadway Precinct Concept Plan 08_0116

In accordance with Schedule 6A of the *Environmental Planning and Assessment Act 1979*, demonstrate that the development is generally consistent with the terms of the approval of the concept plan for UTS City Campus, Broadway Precinct (MP 08_0116, as amended).

2. Policies

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities;
- A Plan for Growing Sydney;
- Sustainable Sydney 2030;
- Sydney Development Control Plan 2012;
- NSW Long Term Transport Master Plan 2012;
- Sydney's Cycling Future 2013;
- Sydney City Centre Access Strategy 2013;
- Sydney's Walking Future 2013; and
- Healthy Urban Development Checklist, NSW Health.

3. Built Form and Urban Design

- Demonstrate how the proposal exhibits design excellence in accordance with the requirements of Sydney Local Environmental Plan 2012.
- Demonstrate how the proposal is consistent with the approved concept plan for the UTS City Campus, Broadway Precinct (MP 08_0116, as amended) and the Urban Design Principles and Design Quality Controls.
- Demonstrate how the proposed design integrates with the Lacoste + Stevenson podium design.
- Address the height, density, bulk and scale, setbacks of the proposal in relation to the campus and the surrounding development, topography and streetscape, in particular separation between the towers of Building 1 and 2 and relationship with the Former Sydney Technical College Building.
- Address design quality, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours and Crime Prevention Through Environmental Design Principles.
- Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.

4. Environmental Amenity

Provide information detailing the provision of solar access and any overshadowing impacts, acoustic impacts, privacy impacts, view loss and wind impacts on Broadway, Jones Street and the Alumni Green. A high level of environmental amenity must be demonstrated.

5. Transport and Accessibility

Include a transport and accessibility impact assessment, which details but is not limited to:

- the existing pedestrian and bicycle movements, travel routes and facilities within the vicinity of the site;
- an estimate of the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and cycle trips;
- the adequacy of public transport, pedestrian and bicycle provisions to meet the likely future demand of the proposed development and proposed measures to maintain road safety;
- impact of the proposed development on existing and future public transport infrastructure within the vicinity of the site, including the CBD and South East Light Rail (CSELR) and future public transport options along Broadway in consultation with Transport for NSW, and measures to

	<p>integrate the development with the transport network;</p> <ul style="list-style-type: none"> • measures to promote travel choices that support sustainable travel such as location-specific travel plan, end-of-trip facilities, green travel plan and wayfinding strategies; • the daily and peak vehicle movements impact on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, 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; • proposed car and bicycle parking provision, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards; • service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); • traffic and transport impacts during construction, including cumulative impacts associated with other construction activities, including the construction of the CSELR; and • how the construction impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport operations, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (RMS)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>Cycling Aspects of Austroads Guides;</i> • <i>NSW Planning Guidelines for Walking and Cycling</i> • <i>Austrroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> • <i>Standards Australia AS2890. (Bicycle parking facilities)</i> <p>6. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • 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 and ongoing operation phases of the development. • Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice. • Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy. <p>7. Heritage</p> <p>Include a Heritage Impact Statement that addresses the significance of, and provides an assessment of the impact on the heritage significance of heritage items on the site and in the vicinity and archaeologically significant areas, in accordance with the guidelines in the NSW Heritage Manual.</p> <p>8. Noise and Vibration</p> <p>Identify the main noise and vibration generating sources and outline measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy (EPA)</i> • <i>Assessing Vibration: A Technical Guideline 2006</i>
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	<p>9. Contamination Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> <p>10. Utilities</p> <ul style="list-style-type: none"> • Preparation of 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. • Preparation of an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. <p>11. Contributions Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>12. Flooding As 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.</p> <p>13. Drainage Detail drainage associated with the proposal, including stormwater and drainage infrastructure.</p> <p>14. 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.</p>
<p>Plans and Documents</p>	<p>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.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Architectural drawings (dimensioned and including RLs); • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries; • Site Analysis Plan; • Stormwater Concept Plan; • Sediment and Erosion Control Plan; • Shadow Diagrams; • View Analysis / Photomontages, including along Balfour Street; • Landscape Plan (identifying any trees to be removed and trees to be retained or transplanted); • Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures; • Geotechnical and Structural Report; • Accessibility Report;

	<ul style="list-style-type: none"> • Arborist Report; • Acid Sulphate Soils Management Plan (if required); and • Schedule of materials and finishes.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • City of Sydney Council; and • CBD Coordination Office, Transport for NSW. <p>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.</p>
Further consultation after 2 years	<p>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.</p>