

## 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*

<b>Application Number</b>	SSD 7539
<b>Proposal Name</b>	Darlington Terraces Mixed Use Development
<b>Location</b>	The University of Sydney, Darlington Campus
<b>Applicant</b>	The University of Sydney
<b>Date of Issue</b>	Reissued 29 September 2017
<b>General Requirements</b>	<p>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>.</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"> <li>• adequate baseline data;</li> <li>• consideration of potential cumulative impacts due to other development in the vicinity; and</li> <li>• measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li> </ul> <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Statutory and Strategic Context</b> – including: Address the statutory provisions contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State &amp; Regional Development) 2011;</li> <li>• <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i>;</li> <li>• State Environmental Planning Policy (Infrastructure) 2007;</li> <li>• State Environmental Planning Policy No. 33 – Hazardous and Offensive Development;</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land; and</li> <li>• Sydney Local Environmental Plan 2012.</li> </ul> <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i></p>

	<p>Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.  <i>Campus Improvement Program 2014 - 2020</i>          In accordance with section 83D(3) of the <i>Environmental Planning and Assessment Act 1979</i>, demonstrate that the proposal is not inconsistent with the development consent granted for The University of Sydney Campus Improvement Program concept proposal (SSD 6123).</p> <p><b>2. Policies</b>          Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• NSW State Priorities;</li> <li>• A Plan for Growing Sydney;</li> <li>• NSW Long Term Transport Master Plan 2012;</li> <li>• Sustainable Sydney 2030;</li> <li>• Sydney's Cycling Future 2013;</li> <li>• Sydney's Walking Future 2013; and</li> <li>• Healthy Urban Development Checklist, NSW Health.</li> </ul> <p><b>3. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>• Address the height, density, bulk and scale, and setbacks of the proposal in relation to the locality and the surrounding development (including SSD 6123 Campus Improvement Program building envelopes), topography and streetscape, having particular regard to the relationship with the existing Darlington Road terrace buildings.</li> <li>• Address design quality, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours, landscaping and Crime Prevention Through Environmental Design Principles.</li> <li>• Demonstrate design excellence in accordance with the design excellence provisions of <i>Sydney Local Environmental Plan 2012</i>.</li> <li>• Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.</li> </ul> <p><b>4. Environmental Amenity</b>          Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing, lighting impacts and wind impacts. A high level of environmental amenity for the surrounding locality must be demonstrated, including existing residential terraces on Darlington Road.</p> <p><b>5. Transport and Accessibility</b>          Include a transport and accessibility impact assessment that provides, but is not limited to, the following:</p> <ul style="list-style-type: none"> <li>• the existing traffic, public transport, pedestrian and cycle movements within the vicinity of the site;</li> <li>• an estimate of the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and cycle trips;</li> <li>• future traffic, pedestrian and cycle movements with the proposed development within the vicinity of the site;</li> <li>• the adequacy of public transport, pedestrian and bicycle infrastructure to meet the likely future demand of the proposed development;</li> <li>• measures to promote travel choices for students, staff and visitors that support the achievement of State targets, such as a location-specific sustainable travel plan, development of wayfinding strategies and end of trip facilities for pedestrians and bicycle riders;</li> <li>• 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);</li> <li>• the proposed access arrangements and measures to mitigate any</li> </ul>
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	<p>associated traffic impacts and impacts on public transport, pedestrian and cycle networks;</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• proposed location of pedestrian and bicycle facilities in secure, convenient, accessible areas close to main entrances that incorporate lighting and passive surveillance;</li> <li>• service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); and</li> <li>• an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclist, parking and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</i></li> <li>• <i>EIS Guidelines – Road and Related Facilities (DoPI)</i></li> <li>• <i>NSW Planning Guidelines for Walking and Cycling</i></li> <li>• <i>Austrroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i></li> </ul> <p><b>6. Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.</li> <li>• Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.</li> </ul> <p><b>7. Noise and Vibration</b></p> <p>Identify and provide a quantitative assessment of the main noise and vibration generating sources during construction and operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding sensitive receivers.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>NSW Industrial Noise Policy (EPA)</i></li> <li>• <i>Interim Construction Noise Guideline (DECC)</i></li> <li>• <i>Assessing Vibration: A Technical Guideline 2006</i></li> </ul> <p><b>8. Heritage</b></p> <ul style="list-style-type: none"> <li>• Include a Heritage Impact Assessment prepared in accordance with the guidelines in the NSW Heritage Manual that addresses the significance of, and provides an assessment of the impact on the heritage significance of heritage items on the development site and in the vicinity, including the structural impact of the adaptive reuse of the existing terraces.</li> <li>• The assessment shall address any archaeological potential and significance on the development site and the impacts the development may have on this significance.</li> </ul> <p><b>9. Aboriginal Heritage</b></p> <ul style="list-style-type: none"> <li>• Address Aboriginal cultural heritage in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.</li> <li>• The EIS must demonstrate attempts to avoid any impact upon cultural</li> </ul>
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	<p>heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts.</p> <p><b>10. Contamination</b>  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"> <li>• <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i></li> </ul> <p><b>11. Utilities</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>12. Contributions</b>  Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p><b>13. Drainage</b>  Detail drainage associated with the proposal, including stormwater and drainage infrastructure.</p> <p><b>14. Waste</b>  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>
<b>Plans and Documents</b>	<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"> <li>• Architectural drawings (dimensioned and including RLs);</li> <li>• A physical 3D model and 3D CAD model;</li> <li>• Site survey plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries;</li> <li>• Site analysis plan;</li> <li>• Stormwater concept plan;</li> <li>• Sediment and erosion control plan;</li> <li>• Shadow diagrams;</li> <li>• View analysis / photomontages;</li> <li>• Landscape plan (identifying any trees to be removed and trees to be retained or transplanted);</li> <li>• Draft Public Domain Plan;</li> <li>• Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan;</li> <li>• Geotechnical and structural report;</li> <li>• Conservation Management Plans for each heritage listed building;</li> <li>• Accessibility report;</li> <li>• Arborist report;</li> <li>• Acid sulphate soils management plan (if required); and</li> <li>• Schedule of materials and finishes.</li> </ul>

<b>Consultation</b>	<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"> <li>• City of Sydney Council;</li> <li>• Heritage Council of NSW;</li> <li>• Transport for NSW; and</li> <li>• Roads and Maritime Services.</li> </ul> <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>
<b>Further consultation after 2 years</b>	<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>
<b>References</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p>