

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 7974
Proposal Name	Health Precinct Stage 1 Development
Location	The University of Sydney, Camperdown Campus
Applicant	The University of Sydney
Date of Issue	7 October 2016
General Requirements	<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"> • 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. <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 <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	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context – including: Address the statutory provisions 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. 33 – Hazardous and Offensive Development; • 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> <p><i>Development Standards</i> Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.</p>

Campus Improvement Program 2014 - 2020

In accordance with section 83D(3) of the *Environmental Planning and Assessment Act 1979*, demonstrate that the proposal is not inconsistent with the development consent granted for The University of Sydney Campus Improvement Program concept proposal (SSD 6123).

2. Policies

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

- NSW State Priorities;
- A Plan for Growing Sydney;
- NSW Long Term Transport Master Plan 2012;
- Sustainable Sydney 2030;
- Sydney's Bus Future 2013;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013;
- Sustainable Sydney 2030 (the City of Sydney); and
- Healthy Urban Development Checklist, NSW Health.

3. Built Form and Urban Design

- 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.
- Detail any proposed linkages between the subject development and the adjoining Royal Prince Alfred Hospital.
- 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.
- Demonstrate design excellence in accordance with the design excellence provisions of *Sydney Local Environmental Plan 2012*.
- 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

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 any adjoining Royal Prince Alfred Hospital buildings and surrounds.

5. Transport and Accessibility

Include a transport and accessibility impact assessment that provides, but is not limited to, the following:

- accurate details of the current daily and peak hour traffic, public transport, pedestrian and cycle movements and existing traffic and transport facilities provided within the vicinity of the site;
- details of the provision of the current staff and visitor parking on site;
- an assessment of future transport needs associated with the development, including a clear understanding of the travel task for all modes at different times of the day (peak and off peak) and weekends;
- 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 infrastructure to meet the likely future demand of the proposed development;
- preparation of a Green Travel Plan that outlines proposals to encourage sustainable travel choices and details programs for implementation;

- 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, walking and cycling;
 - the proposed car and bicycle parking provisions, including end-of-trip facilities, which must be taken into consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards;
 - proposed location of pedestrian and bicycle facilities in secure, convenient, accessible areas close to main entrances that incorporate lighting and passive surveillance;
 - service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); and
 - 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.
- *Relevant Policies and Guidelines:*
- *Guide to Traffic Generating Developments (Roads and Maritime Services)*
 - *EIS Guidelines – Road and Related Facilities (DoPI)*
 - *NSW Planning Guidelines for Walking and Cycling*
 - *Austrroads Guide to Traffic Management Part 12: Traffic Impacts of Development*
- 6. 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 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.
- 7. Noise and Vibration**
- 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.
- *Relevant Policies and Guidelines:*
- *NSW Industrial Noise Policy (EPA)*
 - *Interim Construction Noise Guideline (DECC)*
 - *Assessing Vibration: A Technical Guideline 2006*
- 8. Heritage**
- Include a Heritage Impact Assessment prepared in accordance with the guidelines in the NSW Heritage Manual that addresses the policies in *The University of Sydney Grounds Conservation Management Plan (2016)*, and the degree to which the design of the proposal will contribute to the character and heritage of The University of Sydney, University Colleges and Victoria Park as connected landscapes.

	<ul style="list-style-type: none"> • Provide a landscape heritage impact assessment, including consideration of the cultural landscape of The University of Sydney, University Colleges and Victoria Park as connected landscapes and address the policies in <i>The University of Sydney Grounds Conservation Management Plan</i> (2016). • Provide a view assessment identifying significant views and potential impacts of the proposal on the heritage significance of The University of Sydney, University Colleges and Victoria Park as connected landscapes. • Address any archaeological potential and significance on the development site and the impacts the development may have on this archaeology. <p>9. Aboriginal Heritage</p> <ul style="list-style-type: none"> • Address Aboriginal Cultural Heritage (ACH) in accordance with the <i>Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW</i> (DECCW, 2011) and <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> (DECCW). • The EIS must demonstrate attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH. <p>10. Biodiversity</p> <p>Biodiversity impacts related to the proposed development are to be assessed and documented in accordance with the Framework for Biodiversity Assessment, unless where otherwise agreed by the OEH, by a person accredited in accordance with s142B(1)(c) of the <i>Threatened Species Conservation Act 1995</i>.</p> <p>11. Contamination</p> <p>Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p>→ <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>12. 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>13. Contributions</p> <p>Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>14. Drainage</p> <p>Detail drainage associated with the proposal, including stormwater and drainage infrastructure.</p> <p>15. Waste</p> <p>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>
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Plans and Documents	<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); • A digital 3D CAD model (for submission to the City of Sydney, at a 1:500 scale); • 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; • Landscape plan (identifying any trees to be removed and trees to be retained or transplanted); • Draft Public Domain Plan; • Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan; • Geotechnical and structural report; • Conservation Management Plans for each heritage listed building; • Accessibility report; • 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; • Heritage Council of NSW; • Transport for NSW; and • Roads and Maritime Services. <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>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p>