

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 8126
Proposal Name	Redevelopment of UNSW Cliffbrook Campus
Location	The University of New South Wales, Cliffbrook Campus 45-51 Beach Street, Coogee
Applicant	The University of New South Wales
Date of Issue	21 December 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 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 33 – Hazardous and Offensive Development; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy No.71 – Coastal Protection; • Draft State Environmental Planning Policy – Coastal Management; • Protection of the Environment Operations Act 1997; • and • Randwick 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> <p>2. Policies Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW State Priorities; • Rebuilding NSW – State Infrastructure Strategy 2014 • A Plan for Growing Sydney; • NSW Long Term Transport Master Plan 2012; • Sydney’s Cycling Future 2013; • Sydney’s Walking Future 2013; • Sydney’s Bus Future 2013; • Healthy Urban Development Checklist, NSW Health; and • Randwick Comprehensive Development Control Plan 2013. <p>3. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Address the height, density, bulk and scale, and setbacks of the proposal in relation to the locality and the surrounding development, topography and streetscape. In particular, detailed envelope/height and contextual analysis should be undertaken to ensure the proposal addresses the existing heritage buildings, fencing, the surrounding environment and the desired future character of the locality. • 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. • Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development. • Demonstrate how the proposal will achieve equity of access throughout the development with dignified routes for people with a disability. • Provide a detailed landscape plan which details the proposed open space and landscaped areas including details of any tree removal, retention or relocation. The landscape plan must have regard to the heritage statement of significance and Conservation Management Plan. <p>4. Visual Impacts</p> <ul style="list-style-type: none"> • Provide a visual impact assessment and visual analysis of the proposal from key viewpoints. The assessment must identify, assess and document views from the public domain that could potentially be impacted by the proposed development. The analysis is to identify key vantage points considering visually sensitive areas on the foreshore such as interfacing rock-face, water, sand, landscape character as well as nearby heritage items and or buildings. <p>5. Environmental Amenity Detail amenity impacts including solar access, acoustic impacts, visual privacy, view sharing/loss, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated.</p> <p>6. Transport and Accessibility Include a transport and accessibility assessment, which details, but is not limited to, the following:</p> <ul style="list-style-type: none"> • details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport
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	<p>facilities provided on the road network located adjacent to the proposed development;</p> <ul style="list-style-type: none"> • details the number of students and staff currently using the site and the likely number using the site as a consequence of the proposed development; • an estimate of the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and cycle trips; • assessment of the operation of existing and future transport networks, and their ability to accommodate the forecast number of trips to and from the development; • the adequacy of pedestrian and bicycle provisions to meet the likely future demand of the proposed development including suitable end of trip facilities; • the operational impact of the proposed development on existing and future public transport infrastructure within the vicinity of the site; • details of existing and proposed vehicular access, taxi and car parking arrangements for staff, students and visitors, including compliance with parking codes and Australian Standards; • sustainable travel initiatives, that support the achievement of State targets, for employees, students and visitors, particularly for the provision of end-of-trip facilities, green travel plans and wayfinding strategies; • assessment of the impact of additional traffic generated by the proposed development on the existing road network and operation of bus services (including altered routes); • 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 bicycle networks; • anticipated student and staff numbers and subsequent implications for car and bicycle parking demand on the campus; • details of existing and proposed car and bicycle parking provision, including end of trip facilities and the consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards; • location of pedestrian and bicycle parking facilities in secure, convenient, accessible areas close to main entries incorporating 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 • in relation to construction traffic: <ul style="list-style-type: none"> ○ assessment of cumulative impacts associated with other construction activities; ○ assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity; ○ details of anticipated peak hour and daily truck movements to and from the site; ○ details of access arrangements for workers to and from the site, emergency vehicles and service vehicle movements; ○ details of temporary cycling and pedestrian access arrangements during construction; ○ details of construction vehicle access arrangements at all stages of construction; and ○ traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, bus scheduling and potential delays, pedestrian, cyclists, parking and public transport, including the preparation of a draft Construction Traffic
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	<p>Management Plan to demonstrate the proposed management of the impact. This plan should include truck routes, truck movements, hours of construction, access arrangements, parking arrangements and traffic control measures for all demolition/construction activities.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>NSW Planning Guidelines for Walking and Cycling</i> • <i>Austrroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> • <i>Cycling Aspects of Austrroads Guide</i> • <i>Australian Standards AS2890.3 (Bicycle parking facilities)</i> • <i>UNSW Bicycle Master Plan 2014</i> <p>7. Heritage</p> <ul style="list-style-type: none"> • Submit a Conservation Management Plan (CMP) for <i>Cliffbrook</i>, the stone garage, the stone boundary wall and the landscape with the EIS. A suitably qualified landscape heritage consultant should be involved in the preparation of the recommendations relating to the landscape elements; • A historical archaeologist assessment is to be prepared by a qualified consultant in accordance with the Heritage Division, Office of Environment and Heritage Guidelines 'Assessing Significance for Historical Archaeological Sites and Relics' 2009. This assessment is to identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource. Where harm is likely to occur, the significance of the relics is to be considered in determining an appropriate mitigation strategy. In the event that harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology is also to be prepared to guide any proposed excavations. • Provide a heritage impact statement (HIS) in accordance with the guidelines in the NSW Heritage Manual which: <ul style="list-style-type: none"> ○ identifies all heritage items (state and local) within and in the vicinity of the site including built heritage, landscapes and archaeology, and detailed mapping of these items, and why the items and site(s) are of heritage significance; ○ provides photomontages to describe the impact of the works on the significance of the item and its setting and what impact the proposed works will have on their significance; ○ identifies the impact of the proposed works on significant landscape elements and trees where it is necessary for them to be removed or relocated within the site; and ○ details mitigation measures to offset potential impacts on heritage values. <p>8. 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>9. Biodiversity</p> <p>Biodiversity impacts related to the proposal are to be assessed and documented in accordance with the Framework for Biodiversity Assessment,</p>
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unless otherwise agreed by OEH, by a person accredited in accordance with s142B(1)(c) of the *Threatened Species Conservation Act 1995*.

10. Coastal Hazards

The EIS must describe the potential effects of coastal processes and hazards (within the meaning of the *Coastal Protection Act 1979*), including sea level rise and climate change on, and arising from, the proposed development.

11. 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.

12. 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 occupiers of land, including surrounding residential properties. Consideration is to be given to restricting the hours of use of any outdoor recreation areas and the establishment of a system to effectively management resident complaints.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Interim Construction Noise Guideline (DECC)*
- *Assessing Vibration: A Technical Guideline 2006*

13. Contamination

Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.

→ *Relevant Policies and Guidelines:*

- *Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)*

14. Utilities

- 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.

15. Staging

- Provide details regarding staging of the proposed development, including consideration of any future expansion of the University campus and associated cumulative impacts.

16. Contributions

Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.

17. Drainage and Flooding

- Assess any potential flooding impacts associated with the development and consideration of any relevant provisions of the NSW Floodplain

	<p>Development Manual (2005), including the potential effects of climate change, sea level rise and increase in rainfall intensity.</p> <p>18. Waste</p> <ul style="list-style-type: none"> • 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. Reducing the quantum of solid waste to landfill and increasing opportunities of solid waste recycling should be a key focus of this project. • Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.
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); • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures/buildings and boundaries, and relevant natural features within adjoining land, including any easements or other legal affectations on the title; • Site Analysis Plan; • Stormwater Concept Plan; • Sediment and Erosion Control Plan; • Shadow Diagrams; • View Analysis / Photomontages; • Energy Efficiency Report; • Waste Management Plan; • Accessibility Report; • Landscape Plan (identifying any trees to be removed and trees to be retained or transplanted); • Preliminary Construction Management Plan, inclusive of a Preliminary Construction and Pedestrian Traffic Management Plan; • Geotechnical and Structural 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"> • Randwick City Council; • Heritage Council of NSW • Roads and Maritime Services; and • 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 two 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>