



Mr Cameron Kline
Macquarie University
Building Y6A
Link Road
Macquarie University NSW 2109

Our ref: SSD 8755

Dear Mr Kline

**Reissued SEARs for Macquarie University Central Courtyard Redevelopment,
Macquarie University, Ryde (SSD 8755)**

On 25 August 2017, the Biodiversity Conservation Act (BCA) 2016 came in force. The BCA has implications for State Significant Development (SSD) applications. Accordingly, the SEARs for the SSD development are reissued to reflect the requirements of the BCA 2016 and include changes to Biodiversity.

Please find attached a copy of the reissued SEARs for the preparation of an Environmental Impact Statement (EIS). Please note that the Secretary may again alter these requirements at any time.

If you do not lodge a 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 that you submit for the development, the Department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your 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 USB) of the EIS that will be required for reviewing purposes.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to community's concerns. Accordingly, a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS.

If you have any questions, please contact Megan Fu, who can be contacted on 9274 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 8755
Proposal Name	Macquarie University Central Courtyard Redevelopment
Location	Macquarie University, Macquarie Park (Lot 191 DP 1157041)
Applicant	Macquarie University
Date of Issue	Reissued 22 November 2017
General Requirements	The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation). 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 key issues below, and any other significant issues identified in the risk assessment, must include: - adequate baseline data - consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); and - measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment. The EIS must also 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 Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV; - an estimate of jobs that will be created during the construction and operational phases of the proposed 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 contained in all relevant environmental planning instruments, including: <i>State Environmental Planning Policy (State & Regional Development) 2011</i>; <i>State Environmental Planning Policy (Infrastructure) 2007</i>; <i>State Environmental Planning Policy No.55 – Remediation of Land</i>; <i>Ryde Local Environmental Plan 2014</i>; and <i>State Environmental Planning Policy (Educational Establishments</i>

	<i>and Child Care Facilities) 2017.</i> Permissibility Detail the nature and extent of any prohibitions that apply to the development. Development Standards Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards. Macquarie University Concept Plan In accordance with clause 3B(d) of Schedule 6A of the <i>Environmental Planning and Assessment Act 1979</i>, demonstrate consistency with concept plan approval MP 06_0016 dated 13 August 2009, including the Statement of Commitments for the project. 2. Policies Address the relevant planning provisions, goals and strategic planning objectives in the following: • NSW Premier's and State Priorities; • A Plan for Growing Sydney and Towards our Greater Sydney 2056; • Greater Sydney Commission's Draft North District Plan; • NSW Long Term Transport Master Plan 2012; • Sydney's Bus Future 2013; • Sydney's Cycling Future 2013; and • Sydney's Walking Future 2013. 3. Built Form and Urban Design • Address the height, bulk and scale of the proposed development within the context of the Macquarie University Campus. • Address design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, Crime Prevention Through Environmental Design Principles (CPTED) and public domain. 4. Environmental Amenity Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. A high level of environmental amenity for any surrounding education buildings and open space areas must be demonstrated. 5. Transport and Accessibility (Construction and Operation) Include a transport and accessibility assessment, which details, but is not limited to, the following: • the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development; • the number of students and staff currently using the site and the likely number using the site due to 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
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	likely future demand of the proposed development including suitable bicycle parking and end of trip facilities; • the operational impact of the proposed development on existing and future pedestrian network, bicycle network and public transport infrastructure within the vicinity of the site; • existing and proposed pedestrian, cyclist and vehicle access, including car, taxi and point to point transport for staff, students and visitors and compliance with Australian Standards; • sustainable travel initiatives for employees, students and visitors that support the achievement of concept plan targets, particularly the provision of bicycle parking, 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; • the daily and peak vehicle movements impact on nearby intersections utilising traffic modelling endorsed by Roads and Maritime Services, 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); • 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; • 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; • assessment of road and pedestrian safety adjacent to the proposed development and details of any required road safety measures; • location of 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 • traffic and transport impacts during construction, including: ○ how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport; ○ the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact; ○ any cumulative impacts from construction activities for the Sydney Metro and associated Temporary Transport Plan; ○ an assessment of road safety at key intersections and locations subject to heavy vehicle construction traffic movements and high pedestrian activity; and ○ construction programming detailing significant milestones and events during the construction process. → <i>Relevant Policies and Guidelines:</i> • <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</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>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i>
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	• <i>Healthy Urban Development Checklist, NSW Health</i> • <i>Development Near Rail Corridors and Busy Roads – Interim Guideline 2008</i> • <i>Ryde Draft Traffic Impact Assessment Guidelines</i> 6. Ecologically Sustainable Development (ESD) • Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>) will be incorporated in the design and ongoing operation phases of the proposal. • Demonstrate that the proposal 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 uses. → <i>Relevant Policies and Guidelines:</i> • <i>NSW Industrial Noise Policy (EPA)</i> • <i>Interim Construction Noise Guideline (DECC)</i> • <i>Assessing Vibration: A Technical Guideline 2006</i> 8. Contamination Demonstrate that the site is suitable for the proposed use in accordance with <i>State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55)</i>. → <i>Relevant Policies and Guidelines:</i> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> 9. Heritage 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, in accordance with the guidelines in the NSW Heritage Manual. 10. 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. 11. Staging Provide details regarding any staging of the proposal. 12. Drainage and Flooding • Detail the drainage system for the proposal and measures to minimise impacts on surface and groundwater water quality, particularly in relation to Mars Creek. • Assess any potential flood risks on-site associated with the proposal and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005).
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	13. 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. 14. Biodiversity Biodiversity impacts related to the proposal and the preparation of a Biodiversity Assessment are to be addressed in accordance with the requirements of the Biodiversity Conservation Act 2016.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • 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; • Shadow Diagrams; • Stormwater Concept Plan; • Sediment and Erosion Control Plan; • View Analysis / Photomontages; • Landscape Plan (identifying any trees to be removed and trees to be retained or transplanted); • Preliminary Construction Management Plan, inclusive of details any works required to be undertaken outside of standard construction hours and a Preliminary Construction Traffic Management Plan detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolitions/construction activities; • Geotechnical and Structural Report; • Accessibility Report; • Arborist Report; • Acoustic Report; • Acid Sulphate Soils Management Plan (if required); and • Schedule of materials and finishes.
Consultation	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. In particular you must consult with: • City of Ryde Council; • Roads and Maritime Services; • Transport for NSW; • Sydney Metro; and • Sydney Trains. 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.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.