

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 9649
Project Name	Doncaster Avenue, Student Accommodation
Location	4-8, 10, 12, 14, 16 & 18 Doncaster Avenue, Kensington (Lots 2 & 3 DP 5549, Lot 1 DP 1094702, Lot 1 DP 974821, Lot 1 DP 981704, Lot 1 DP 1033442, Lots 51 & 53 DP 20905, Lots 52A & 52B DP 400051)
Applicant	Bluesky Commercial Asset Management Pty Ltd
Date of Issue	26 October 2018
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 of 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 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 the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed) • measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment • justification of impacts <p>The EIS must also 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 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 • 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 Address the relevant statutory provisions applying to the site contained in the relevant EPIs, 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 (Affordable Rental Housing) 2009

	<ul style="list-style-type: none"> • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 64 – Advertising and Signage • Draft State Environmental Planning Policy (Environment) 2017 • Draft State Environmental Planning Policy No. 55 – Remediation of Land • Randwick Local Environmental Plan 2012. <p>Address the relevant provisions, goals and objectives in the following:</p> <ul style="list-style-type: none"> • NSW State Priorities • Premier’s Priorities • A Metropolis of Three Cities • Eastern City District Plan • Future Transport 2056 • Better Placed: An integrated design policy for built environment of NSW • Guide to Traffic Generating Developments (Roads and Maritime Services) • NSW Planning Guidelines for Walking and Cycling • NSW Bicycle Guidelines • Cycling Aspects of Austroads Guides • Sydney’s Cycling Future 2013 • Sydney’s Walking Future 2013 • Randwick City Council Section 94A Development Contributions Plan 2015 <p>2. Design excellence</p> <p>The EIS shall include a design excellence strategy prepared in consultation with the Government Architect NSW, demonstrating how the proposal will achieve design excellence. This strategy shall:</p> <ul style="list-style-type: none"> • identify the process to ensure that design excellence is achieved, including consideration of the role of the State Design Review Panel • demonstrate how comments in response to the design excellence process have been addressed • include Crime Prevention Through Environmental Design principles (CPTED). <p>3. Built form and urban design</p> <p>The EIS shall:</p> <ul style="list-style-type: none"> • demonstrate how the layout, orientation, height, setbacks, massing, materials, activation and pedestrian connectivity of the proposal will fit within the context of the existing and future character of the area • demonstrate how the built form, design and materiality will integrate with the character of the Racecourse heritage conservation area, including the consideration of any impacts on the heritage item 10-12 Doncaster Avenue • provide an analysis of the proposed built form compared to applicable development standards and controls • include a floor-by-floor breakdown of gross floor area (GFA), total GFA and FSR, and site coverage • consider opportunities for Aboriginal culture and heritage, developed in consultation with local Aboriginal community and cultural groups, and incorporated holistically in the design proposal.
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	<p>4. Amenity The EIS shall:</p> <ul style="list-style-type: none"> • address how the proposal achieves a high level of environmental and residential amenity including consideration of solar access, acoustic impacts, natural ventilation, visual privacy, and noise and vibration emanating from the adjoining light rail holding yard • demonstrate the impacts of the proposal on the amenity of surrounding development and public domain, including measures to minimise potential overshadowing, noise, visual privacy, wind, daylight and view impacts. <p>5. Noise and vibration The EIS shall include a noise and vibration assessment prepared in accordance with the relevant EPA guidelines. This assessment must detail construction and operational noise impacts on nearby noise sensitive receivers and outline proposed noise mitigation and monitoring procedures.</p> <p>6. Air quality, odour and waste The EIS shall identify potential air quality, odour and waste impacts during the construction of the development and include any appropriate mitigation measures.</p> <p>7. Heritage and archaeology The EIS shall:</p> <ul style="list-style-type: none"> • include a Heritage Impact Statement (HIS) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The HIS is to address the impacts of the proposal on any heritage significance of the site and adjacent areas and is to identify the following: <ul style="list-style-type: none"> ○ all heritage items (state and local) within the vicinity of the site ○ the impacts of the proposal on heritage items including visual impacts ○ attempts to avoid and/or mitigate impacts on the heritage significance or cultural heritage values of the site and the surrounding heritage items ○ measures to protect adjoining heritage buildings during demolition, excavation and construction, including any relevant geotechnical and structural engineer reports. • identify any areas with historical archaeological potential within the proposed site that could be impacted by the works. If impact on potential archaeology is identified, a Historical Archaeological Assessment (HAA) should be prepared by a suitably qualified historical archaeologist in accordance with the Heritage Council Guidelines for Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and 'Relics' (2009). This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource • include an Aboriginal Cultural Heritage Assessment Report (ACHAR) that identifies and describes Aboriginal cultural heritage values that existing across the area affected by the development, prepared in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW, and guided by Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW • document consultation with Aboriginal people undertaken and documented in accordance with the Aboriginal Cultural heritage consultation requirements for proponents 2010 (DECCW).
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	<p>8. Biodiversity The EIS shall provide an assessment of the proposal's biodiversity impacts in accordance with the Biodiversity Conservation Act 2016, including the preparation of a Biodiversity Development Assessment Report where required under the Act.</p> <p>9. Operation The EIS shall include a draft Management Plan in accordance with the relevant Randwick City Council guidelines.</p> <p>10. Transport, traffic, parking and access The EIS must include a Transport and Traffic Impact Assessment that provides, but is not limited to, the following:</p> <p><u>Operational</u></p> <ul style="list-style-type: none"> • current and estimated daily and peak hour traffic generation, public transport, point to point transport, walking and cycling movements, together with cumulative impacts of existing, proposed and approved developments within the vicinity of the proposed development and any transport/ traffic upgrade • impacts of additional traffic generated by the development on existing and future road, pedestrian and cycle networks within the vicinity of the site and identify measures to manage/ mitigate the likely future increase in demand for public transport, pedestrian and cycle infrastructure, including any required upgrades • proposed car and bicycle parking provision for staff, residents and visitors, including consideration of the availability of public transport and the requirements of the relevant parking codes, Roads and Maritime Services/Council guidelines and Australian Standards • loading and servicing arrangements • measures to be implemented to encourage users of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing, such as provision of adequate bicycle parking and end of trip facilities • an assessment of traffic and pedestrian safety with the proposed development. <p><u>Construction</u></p> <ul style="list-style-type: none"> • an assessment of traffic and transport impacts during construction, including cumulative impacts associated with other construction activities (such as the Sydney Light Rail project), and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport services • details of construction vehicle routes, peak hour and daily truck movements, hours of operation, access arrangements at all stages of construction and traffic control measures for all works • including the preparation of a draft Construction Pedestrian Traffic Management Plan. This Plan shall include vehicle routes, truck numbers, construction program, works zone location, hours of operation, access arrangements, cumulative impacts of other development. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to coordinate work activities to minimise impacts on the transport network and other road users including buses • an assessment of construction impacts on road safety at key intersections and locations for potential pedestrian, vehicle and bicycle conflicts • details of any temporary cycling and pedestrian access during construction • details of access arrangements for workers, emergency services and the provision for safe and efficient access for loading and deliveries.
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	<p>11. Sydney Light Rail maintenance facility (Stabling Yard) The EIS shall undertake the assessment to identify the impacts of the Sydney Light Rail maintenance facility on the proposed development and the impacts of the proposed development on the Sydney Light Rail maintenance facility. This assessment shall include but not limited to the following:</p> <ul style="list-style-type: none"> • protection of TfNSW land, easements or infrastructure during construction and operation • geotechnical investigation for the excavation for the proposed development adjacent to the Sydney Light Rail maintenance facility • noise assessment and associated acoustic treatments for the proposed development • electrolysis risk to the development from stray currents from the Sydney Light Rail maintenance facility. <p>12. Ecologically Sustainable Development (ESD) The EIS shall:</p> <ul style="list-style-type: none"> • detail how ESD principles (as defined in clause 7(4) Schedule 2 of the EP&A Regulation 2000) will be incorporated in the design, construction and ongoing operation of the development • include a framework for how the proposed development will reflect leading national and international best practice sustainable building principles to improve environmental performance, including energy and water efficient design and technology and use of renewable energy. <p>13. Contributions and public benefits The EIS shall address contributions and public benefits in relation to:</p> <ul style="list-style-type: none"> • developer contributions payable pursuant to the Randwick City Council Development Contributions Plan 2015 • any additional contributions proposed or material public benefits associated with the proposal • any proposed Voluntary Planning Agreement or other legally binding instrument agreed between relevant public authorities. <p>14. Signage The EIS shall:</p> <ul style="list-style-type: none"> • provide detail on the location, size and content of any proposed signage • consider any signage as part of the overall built form and urban design of the development. <p>15. Soil and contamination The EIS shall identify:</p> <ul style="list-style-type: none"> • any potential impact of the development on groundwater levels, flow paths and quality • any water licensing requirements or other approvals required under the Water Act 1912 or Water Management Act 2000 • any geotechnical issues (including contamination and acid sulfate soils) associated with the construction of the development <p>16. Flooding and stormwater The EIS shall:</p> <ul style="list-style-type: none"> • demonstrate consideration of flood impacts, if necessary, and identify minimum floor levels for buildings and recommend flood management and/or evacuation plan as relevant to the concept proposal. • include a stormwater management strategy which considers the relevant Council stormwater management policy and Water Sensitive Urban Design Principles.
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	<p>17. Utilities The EIS shall:</p> <ul style="list-style-type: none"> • address the existing capacity of the site to service the development proposed and any augmentation requirements for utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water • identify the existing infrastructure on-site and any possible impacts of the construction and operation of the proposal on this infrastructure. The existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure and additional licence/approval requirements in consultation with relevant agencies. <p>18. Servicing and waste The EIS shall identify, quantify and classify the likely waste streams to be generated during 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>19. Consultation During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers and community groups. In particular you must consult with:</p> <ul style="list-style-type: none"> • Government Architect of NSW • Randwick City Council • Roads and Maritime Services • Office of Environment and Heritage • Sydney Coordination Office within Transport for NSW • ALTRAC – Sydney Light Rail Operator • Local Aboriginal Community and cultural groups • Surrounding residents, businesses and local community groups. <p>The EIS must include a report describing pre-submission consultation undertaken, including a record of the stakeholders consulted, the issues raised during the consultation and how the proposal responds to those issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<p>Plans and Documents</p>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedules 1 and 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>. 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 (to a useable scale at A3) <ul style="list-style-type: none"> ○ showing key dimensions, RLs, scale bar and north point ○ plans, sections and elevations of the proposal ○ illustrated materials schedule including physical or digital samples board. • site title diagrams and survey plan, showing existing levels, location and heights of existing and adjacent structures/ building • site analysis plan • schedule of proposed gross floor area • building envelope showing the relationship with proposed and existing buildings in the locality • architectural and urban design statement • design guidelines and design excellence strategy

	<ul style="list-style-type: none"> • view analysis, photomontages and architectural renders, including those from public vantage points • infrastructure impact assessment • heritage impact assessment • transport, traffic and parking assessment • solar access analysis report and diagrams • storm water management plan • preliminary landscaping drawings • Arborist report • sediment and erosion control plan • soil and contamination report • ESD statement (incorporating a sustainability framework) • access / DDA impact statement • waste management strategy • biodiversity development assessment report (or waiver) • services and utilities impact assessment • signage details (if proposed) • construction noise and vibration report • construction pedestrian traffic management plan • CPTED assessment • pre-submission consultation report
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.