

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 6746
Proposal Name	Staged development application for UTS Blackfriars Precinct Research Building
Location	2-14 Buckland Street, Chippendale
Applicant	University of Technology, Sydney
Date of Issue	18 NOV 2014
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 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.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> <p>2. Policies Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW 2021; • Draft Metropolitan Strategy for Sydney 2031; • NSW Long Term Transport Master Plan 2012; • Sydney's Cycling Future 2013; • Sydney City Centre Access Strategy 2013; • Sydney's Walking Future 2013; and • Healthy Urban Development Checklist, NSW Health. <p>3. Built Form and Urban Design</p> <ul style="list-style-type: none"> • A site analysis shall be prepared identifying how the proposed development will integrate into the surrounding context. • The EIS shall provide a building envelope study to provide justification for the proposed built forms and uses. • The EIS shall include plans and building envelopes of the concept proposal detailing height, density, bulk and scale, setbacks in relation to the surrounding development and streetscape. • The EIS shall establish appropriate design guidelines and development parameters within the context of the University campus and the locality, including but not limited to: <ul style="list-style-type: none"> ○ site layout, with consideration to preserving significant historic view corridors and the heritage curtilage of the heritage items; ○ gross floor area; ○ building footprints; ○ height and massing of the building envelopes; ○ site access; ○ landscaping, open spaces and tree planting; and ○ building materials, colours and finishes. <p>4. Environmental Amenity Provide information detailing the provision of solar access and any overshadowing impacts, acoustic impacts, privacy impacts, view loss and wind impacts. A high level of environmental amenity must be demonstrated.</p> <p>5. Staging The EIS shall provide details regarding the staging of the proposed development, including details of proposed student and staffing numbers at each development stage.</p> <p>6. Transport and Accessibility A Traffic and Transport Impact Assessment shall be prepared in accordance with RMS's Guide to Traffic Generating Developments and address the following:</p> <ul style="list-style-type: none"> • The EIS shall provide an estimate of the total daily and peak hour trips generated by staff and students at each stage of the staged development, including vehicle, public transport, pedestrian and cycle trips. Identify accurate details of the current and future daily vehicle movements and assess the impacts of the traffic generated on the local road network, including intersection capacity and any potential need for upgrading or road works, having regard to local planning controls. • Detail existing pedestrian and cycle movements within the vicinity of and to the site, and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle
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	<p>access.</p> <ul style="list-style-type: none"> • Detail proposed access arrangements at all stages of operation and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks. • Describe the measures to be implemented to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan. • Demonstrate how users of the development will be able to make travel choices that support the achievement of State Plan targets. • Demonstrate the provision of appropriate on-site car parking and pickup and drop-off facilities. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (RTA)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>NSW Planning Guidelines for Walking and Cycling</i> • <i>Austrorads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> <p>7. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • 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. • Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy. <p>8. Heritage</p> <ul style="list-style-type: none"> • The EIS shall include a statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas and/or potentially archaeologically significant areas in accordance with the guidelines in the NSW Heritage Manual. • Provide a revised Conservation Management Plan that incorporates the proposed development. <p>9. Aboriginal Heritage</p> <p>Where relevant, the EIS shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.</p> <p>10. Noise and Vibration</p> <p>Identify the main noise and vibration generating sources and outline measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy (EPA)</i> • <i>Assessing Vibration: A Technical Guideline 2006</i> <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>
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	<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 Address Council's Section 94A Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>14. Flooding As assessment of any flood risk on site and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity.</p> <p>15. Drainage Detail drainage associated with the proposal, including stormwater and drainage infrastructure.</p>
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 (Concept); • Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings • Site analysis plan; • Shadow diagrams (Concept); • View analysis/photomontage (Concept); • Stormwater Concept Plan; • Landscape Plan (Concept); • Geotechnical and Structural Report; • Arborist Report; 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; 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 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>