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 7865
Proposal Name	Biological Sciences Project Stage 2
Location	The University of New South Wales, Kensington Campus
Applicant	The University of New South Wales
Date of Issue	22 August 2016
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the *Environmental Planning and Assessment Regulation 2000*. 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 the key issues below, and any other significant issues identified in the risk assessment, must include: • 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. The EIS must 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 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	The EIS must address the following specific matters: **1. Statutory and Strategic Context** – including: Address the statutory provisions applying to the concept proposal contained in all relevant environmental planning instruments, including: • 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; • Protection of the Environment Operations Act 1997; • and • Randwick Local Environmental Plan 2012. *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. **2. Policies** Address the relevant planning provisions, goals and strategic planning objectives in the following: • 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 Light Rail Future 2012; • Sydney's Bus Future 2013; • Healthy Urban Development Checklist, NSW Health; and • Randwick City Council Development Control Plan 2013. **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, topography and streetscape. • 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 the relationship of the building to the surrounding campus framework, including circulation, and opportunities to enhance legibility and connections to key nodes and gateways. • Demonstrate how the proposal will achieve equity of access throughout the building with dignified routes for people with a disability. • 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. **5. Transport and Accessibility** Include a transport and accessibility assessment, which details, but is not limited to, the following: • details of 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; • 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, including the Sydney Light Rail Project and bus 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 (including Sydney Light Rail Project);

	• 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 (including Sydney Light Rail Project and any subsequent altered bus routes), 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 (including Sydney Light Rail Project), 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: o assessment of cumulative impacts associated with other construction activities including the construction of the Sydney Light Rail Project; o assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity; o details of anticipated peak hour and daily truck movements to and from the site; o details of access arrangements for workers to and from the site, emergency vehicles and service vehicle movements; o details of temporary cycling and pedestrian access arrangements during construction; o details of construction vehicle access arrangements at all stages of construction; and o 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 Management Plan to demonstrate the proposed management of the impact. This plan should include truck routes, truck movements, hours f construction, access arrangements, parking arrangements and traffic control measures for all demolition/construction activities. → *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* • *Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development* • *Cycling Aspects of Austroads Guide* • *Australian Standards AS2890.3 (Bicycle parking facilities)* • *UNSW Bicycle Master Plan 2014*

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 occupiers of land, including residences in Botany Street, Randwick.

→ *Relevant Policies and Guidelines:*

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

8. 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)*

9. 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.

10. Contributions

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

11. Drainage and Flooding

- Detail drainage associated with the proposal, including stormwater and drainage infrastructure demonstrating that the drainage concept is consistent with the Stormwater Strategy prepared for UNSW by ANA Technical Services Pty Ltd dated 28/11/2005, where relevant.
- Assess any potential flooding impacts associated with the development and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and increase in rainfall intensity.

12. 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. 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	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. 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; • 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	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: • Randwick City Council; • Roads and Maritime Services; • Sydney Light Rail; and • CBD Coordination Office within Transport for NSW. 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 two 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.