

Secretary's Environmental Assessment Requirements

Section 78A (8) of the *Environmental Planning and Assessment Act 1979*

Application Number	SSD 8976
Proposal Name	UTS Graduate School – change of use and fit out of the approved commercial floor space in Block 4N as an educational facility
Location	Central Park Block 4N – 100 Broadway, Chippendale
Applicant	University of Technology Sydney (UTS)
Date of Issue	30 January 2018
General Requirements	<p>The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000.</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 assessment, must include:</p> <ul style="list-style-type: none"> • compliance with the Building Code of Australia • provision of an ESD report to provide assurance that the fit out and operation will not affect the 5-star green star rating of the base building. <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) of the development (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>), including details of all assumptions and components from which the CIV calculation is derived • a close estimate of the jobs that will be created by the development during construction and operation • verification that the CIV was accurate on the date that it was prepared.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Relevant EPIs, Policies and Guidelines</p> <p>Demonstrate that the project will comply with the requirements set out in the following provisions:</p> <ul style="list-style-type: none"> • address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 ○ State Environmental Planning Policy No 64 – Advertising and Signage ○ Noise Policy for Industry (2017) • address the relevant provisions in the following strategic policies: <ul style="list-style-type: none"> ○ A Plan for Growing Sydney ○ Towards our Greater Sydney 2056 ○ Draft Greater Sydney Region Plan ○ Revised draft Eastern City District Plan ○ City of Sydney Policy for Waste Minimisation in New Development ○ Sustainable Sydney 2030 ○ Healthy Urban Development Checklist, NSW Health

	<ul style="list-style-type: none"> • Demonstrate consistency with the terms of approval for Central Park Block 4N (SSD 6673) and Concept Approval for Central Park (MP 06_0171), as modified. <p>2. Land use</p> <ul style="list-style-type: none"> • Justify the proposed change in land use, including how the proposal remains consistent with the land use mix throughout Central Park outlined in Concept Approval MP 06_0171 • Address the relationship of the proposed education uses with its approved commercial, retail, child care, hotel uses within the building, and Central Park more broadly, in terms of access, operation, amenity and social impacts • Address whether the change of use will have impacts on safety and CPTED principles compared to the approved use. <p>3. Compliance with the Building Code of Australia</p> <ul style="list-style-type: none"> • Provide a Building Code of Australia assessment report demonstrating that the application complies with the relevant provisions of the Building Code of Australia. <p>Note: The report must outline any alternate solutions required to ensure compliance with the Building Code of Australia.</p> <p>4. Fit out The EIS shall address:</p> <ul style="list-style-type: none"> • adequate provision of sanitary facilities for staff and patrons • compliance with the Disability Discrimination Act and AS 1428. <p>5. Operation The EIS shall address:</p> <ul style="list-style-type: none"> • the operational requirements of the UTS Graduate School in a Plan of Management, including but not limited to, hours of operation and special events, access by patrons, staff numbers, any food and beverage provision, deliveries, loading and waste management detail. <p>6. Traffic and transport The EIS shall address, insofar as it relates to the specific proposal and in particular the change of use from commercial to educational premises:</p> <ul style="list-style-type: none"> • changes to daily and peak hour vehicle, public transport, pedestrian and cycle movements, and details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips • details of any proposed end-of-trip facilities proposed or other means for encouraging active transport modes • an assessment of the operation of existing and future transport networks including the bus network and their ability to accommodate the forecast number of trips to and from the development • the adequacy of public transport, pedestrian and bicycle networks and infrastructure to meet the likely future demand of the proposed development • the proposed access arrangements, and measures to mitigate any associated impacts and impacts on public transport, pedestrian and bicycle networks, • measures to maintain road and personal safety in line with CPTED principles • an assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures • changes to the demand for car parking in proximity to the development. <p>7. Noise and Vibration impacts The EIS shall include a noise and vibration assessment prepared by a suitably qualified acoustic consultant which shall:</p>
--	--

	<ul style="list-style-type: none"> • assess the noise and vibration impacts of the UTS Graduate School use on the hotel rooms, residential apartment and retail uses within the building • assess the noise and vibration impacts on the surrounding land uses and public domain • provide details of acoustic wall, floor and ceiling finishes for the UTS Graduate School where required. <p>8. Ecologically Sustainable Development (ESD) The EIS shall demonstrate:</p> <ul style="list-style-type: none"> • that the fit out and operation proposal maintains the ability of the building to achieve a 5 star Green star - Design and As Built v1 rating • that the fit out works respond to sustainable building principles and increase the energy efficiency of the building by using low energy technologies. <p>9. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007. • Consult with the City of Sydney Council. <p>10. Signage</p> <ul style="list-style-type: none"> • Details of signage proposed including but not limited to signage location, size and type. <p>11. Environmental and residential amenity The EA shall:</p> <ul style="list-style-type: none"> • consider and address any impact of the proposed modifications and measures required to maintain a high level of environmental and residential amenity to the surrounding area • have particular regard to potential impacts arising from the change in use from commercial to educational premises on surrounding amenity, such as acoustic, health and social impacts • as it relates to the activities of the primary health clinic, provide details of the proposed storage, use and management of any hazardous materials (including radiation) and measures to be implemented to manage hazards and risks associated with the storage, and include an assessment of the effectiveness and reliability of the management measures and any residual impacts after these measures are implemented. <p>12. Biodiversity The EIS shall provide an assessment of the proposal's biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for the preparation of a BDAR has been granted.</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 plans • Plan of Management • Noise and Vibration Assessment • BCA Statement • Accessibility Assessment

	<ul style="list-style-type: none"> • Waste Management Plan including details of estimated waste quantities, on site waste storage capacity and treatment and disposal or re-use of waste generated by the proposed development • Ecological Sustainable Development Report
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, community interest groups and affected landowners. In particular, you must consult with:</p> <ul style="list-style-type: none"> • The City of Sydney; • Transport for NSW; and • Roads and Maritime Services. <p>Consultation with TfNSW and RMS should commence as soon as practicable to agree the scope of investigation.</p> <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>
Documents to be submitted	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. • Once the application is considered acceptable: <ul style="list-style-type: none"> - 3 hard copies of the EIS and an extra set of plans - 5 electronic copies (USB) of the documents and plans.