Planning Secretary's Environmental Assessment Requirements

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

Application Number	SSD 9606
Proposal Name	Building D14 Redevelopment
Location	University of New South Wales, Botany Street, Kensington
Applicant	University of New South Wales
Date of Issue	27 September 2018
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 the *Environmental Planning and Assessment Regulation 2000* (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 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 (completed, underway or proposed) • 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 Regulation) 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 • 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** Address the statutory provisions 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.64 – Advertising and Signage • State Environmental Planning Policy No.55 – Remediation of Land • State Environmental Planning Policy No.33 – Hazardous and Offensive Development • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 • Draft State Environmental Planning Policy (Remediation of Land)

- Draft State Environmental Planning Policy (Environment)
- 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
- A Metropolis of Three Cities – the Greater Sydney Region Plan
- Eastern City District Plan
- Future Transport Strategy 2056
- State Infrastructure Strategy 2018 – 2038 Building the Momentum
- Crime Prevention Through Environmental Design (CPTED) Principles
- Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017)
- Randwick DCP 2013.

3. Built Form and Urban Design

- Address the height, density, bulk and scale, setbacks and interface of the proposal in relation to the surrounding development, topography, streetscape and any public open spaces.
- Address design quality and built form, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours and colours.
- Provide details of any building identification signage, including size, location and finishes.
- Demonstrate how high-quality design will be achieved with reference to Better Placed – An integrated design policy for the built environment of New South Wales and in accordance with a strategy developed in consultation with the Government Architect of NSW.
- Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.
- Provide detailed site and context analysis to justify the proposed site planning and design approach including massing options and preferred strategy for future development.
- Address the proposed built form and layout in relation to: the legibility and network of connective spaces within the campus; the existing and potential view corridors into the campus from High Street; and the retention of existing trees within the campus.
- Provide a detailed landscape strategy. The landscape strategy should consider security, topography, and other site conditions and be integrated with built form. Opportunities for public art should be detailed, where relevant.
- Provide a visual analysis that identifies any potential impacts on the surrounding environment including views to and from the site and any adjoining heritage items or conservation area.

4. Staging
Provide details regarding the staging of the proposed development (if any).

	5. Environmental Amenity • Assess amenity impacts on the surrounding locality, including solar access, visual privacy, visual amenity, overshadowing and acoustic impacts. • Conduct a view analysis to the site from key vantage points and streetscape locations. • Include a lighting strategy and measures to reduce spill into any surrounding sensitive receivers. • 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 residential colleges or areas of passive open space must be demonstrated. **6. Transport and Accessibility** Include a transport and accessibility impact assessment, which details, but not limited to the following: • accurate details of the current daily and peak hour vehicle, existing and future public transport networks and pedestrian and cycle movement provided on the road network located adjacent to the proposed development • details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips based on surveys within the local area • the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand of the proposed development • measures to integrate the development with the existing/future public transport network • the impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for, and details of, upgrades or road improvement works, if required (Traffic modelling is to be undertaken using SIDRA network modelling for current and future years) • the identification of infrastructure required to ameliorate any impacts on traffic efficiency and road safety impacts associated with the proposed development, including details on improvements required to affected intersections • details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Green Travel Plan and specific Workplace travel plan) and the provision of facilities to increase the non-car mode share for travel to and from the site • the proposed walking and cycling access arrangements and connections to public transport services • the proposed access arrangements, including car and bus pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and bicycle networks, including pedestrian crossings and refuges and speed control devices and zones • proposed bicycle parking provision, including end of trip facilities, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance • proposed number of on-site and campus car parking spaces for staff and visitors and corresponding compliance with existing parking codes and justification for the level of car parking provided as part of the proposed development

	• an assessment of the cumulative on-street parking impacts of cars, staff parking and any other parking demands associated with the development • an assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures and personal safety in line with CPTED • emergency vehicle access, service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times) • the preparation of a preliminary Construction Traffic and Pedestrian Management Plan to demonstrate the proposed management of the impact in relation to construction traffic addressing the following: o assessment of cumulative impacts associated with other construction activities (if any) o an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity o details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process o details of anticipated peak hour and daily construction vehicle movements to and from the site o details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle o details of temporary cycling and pedestrian access during construction. → Relevant Policies and Guidelines: • Guide to Traffic Generating Developments (Roads and Maritime Services) • EIS Guidelines – Road and Related Facilities (DoPI) • Cycling Aspects of Austroads Guides • NSW Planning Guidelines for Walking and Cycling • Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development • Standards Australia AS2890.3 (Bicycle Parking Facilities). **7. Ecologically Sustainable Development (ESD)** • Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design and ongoing operation phases of the development. • Include a framework for how the future development will be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy. • Include preliminary consideration of building performance and mitigation of climate change, including consideration of Green Star Performance. • Provide a statement regarding how the design of the future development is responsive to the CSIRO projected impacts of climate change, specifically: o hotter days and more frequent heatwave events o extended drought periods o more extreme rainfall events o gustier wind conditions

	o how these will inform landscape design, material selection and social equity aspects (respite/shelter areas). → Relevant Policies and Guidelines: • NSW and ACT Government Regional Climate Modelling (NARCliM) climate change projections. **8. Heritage** • Provide a statement of significance and an assessment of the impact on the heritage significance of any adjacent heritage items or conservation area in accordance with the guidelines in the NSW Heritage Manual. • Address any archaeological potential and significance on the site and the impacts the development may have on this significance. **9. Aboriginal Heritage** • Address Aboriginal Cultural Heritage (ACH) in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) and Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). • The EIS must demonstrate attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH. **10. Noise and Vibration** • Identify and provide a quantitative assessment of the main noise and vibration generating sources during demolition, site preparation, bulk excavation, construction and operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land. → Relevant Policies and Guidelines: • NSW Noise Policy for Industry 2017 (EPA) • Interim Construction Noise Guideline (DECC) • Assessing Vibration: A Technical Guideline 2006 • Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008). **11. Contamination and Hazardous Material** • Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. • Undertake a hazardous materials survey of all existing structures and infrastructure prior to any demolition or site preparation works. → Relevant Policies and Guidelines: • Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP). **12. Utilities** • Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure. • Prepare 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.

13. Contributions
Address Council's 'Section 94/94A Contribution Plan' and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.

14. Drainage
- Detail measures to minimise operational water quality impacts on surface waters and groundwater.
- Stormwater plans detailing the proposed methods of drainage without impacting on the downstream properties.

→ Relevant Policies and Guidelines:
- Guidelines for development adjoining land and water managed by DECCW (OEH, 2013).

15. Flooding
Identify flood risk on-site (detailing the most recent flood studies for the project area) 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. If there is a material flood risk, include design solutions for mitigation.

16. Biodiversity Assessment
- Biodiversity impacts related to the proposed development are to be assessed in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the *Biodiversity Conservation Act 2016* (s6.12), *Biodiversity Conservation Regulation 2017* (s6.8) and Biodiversity Assessment Method.
- The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.
- The BDAR must include details of the measures proposed to address the offset obligation as follows:
  - the total number and classes of biodiversity credits required to be retired for the development/project
  - the number and classes of like-for-like biodiversity credits proposed to be retired
  - the number and classes of biodiversity credits proposed to be retired in accordance with the variation rules
  - any proposal to fund a biodiversity conservation action
  - any proposal to make a payment to the Biodiversity Conservation Fund.
- If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.
- The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the *Biodiversity Conservation Act 2016*.
- Where a Biodiversity Assessment Report is not required, engage a suitably qualified person to assess and document the flora and fauna impacts related to the proposal.

Note: Notwithstanding these requirements, the Biodiversity Conservation Act 2016 requires that State Significant Development Applications be accompanied by a Biodiversity Development Assessment Report unless otherwise specified under the Act.

	17. Sediment, Erosion and Dust Controls Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles. → Relevant Policies and Guidelines: • Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom) • Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA) • Guidelines for development adjoining land and water managed by DECCW (OEH, 2013). **18. 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. **19. Construction Hours** Identify proposed construction hours and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • Architectural drawings to a usable scale at A3 (showing key dimensions, RLs, scale bar and north point), including: o plans, sections and elevations o illustrated materials schedule including physical or digital samples board with correct proportional representation of materials, nominated colours and finishes o details of proposed signage, including size, location and finishes o site plan • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and site boundaries • Site Analysis Plan including o site and context plans that demonstrate principles for future development and expansion, built form character and open space network o active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links o site and context plans that demonstrate principles for future network, active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links • Sediment and Erosion Control Plan • Shadow Diagrams • View analysis, photomontages and architectural renders, including from those from public vantage points • Landscape architectural drawings showing key dimensions, RLs, scale bar and north point, including: o integrated landscape plans at appropriate scale, with detail of new and retained planting, shade structures, materials and finishes proposed o plan identifying significant trees, trees to be removed and trees to be retained or transplanted

	• Design report to demonstrate how design quality will be achieved in accordance with the above Key Issues including: o architectural design statement o diagrams, structure plan, illustrations and drawings to clarify the design intent of the proposal o detailed site and context analysis o analysis of options considered including building envelope study to justify the proposed site planning and design approach o visual impact assessment identifying potential impacts on the surrounding built environment and adjoining heritage items o summary of feedback provided by GANSW and NSW State Design Review Panel (SDRP) and responses to this advice o summary report of consultation with the community and response to any feedback provided • Geotechnical and Structural Report • Accessibility Report • Arborist Report • 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, special interest groups including local Aboriginal land councils and registered Aboriginal stakeholders and affected landowners. In particular, you must consult with: • Randwick City Council • Government Architect NSW (through the NSW SDRP process) • Transport for NSW • Roads and Maritime Services. 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 Planning Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must consider relevant guidelines, policies, and plans as identified.