

Secretary's Environmental Assessment Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application	MP 08_0116 MOD 6
Project	Concept Plan – University of Technology Sydney (UTS) Broadway
Location	UTS Broadway Campus - Thomas St, Wattle St, Broadway and Harris Street
Proponent	University of Technology Sydney
Date issued	1 February 2018
Expiry date	If you do not lodge the modification request within 12 months of the issue of these SEARs or as specified in the <i>Environmental Planning and Assessment Regulation 2000</i> , you must consult further with the Secretary in relation to the preparation of the Environmental Assessment (EA).
General Requirements	<p>The Modification Request must include:</p> <ol style="list-style-type: none"> 1. An executive summary which includes a summary of the proposed changes, a rationale for the proposal and a conclusion based on the findings of the assessment; 2. A site analysis including site plans, aerial photographs and a description of the existing and surrounding environment; 3. A background section covering the approval history for the site; 4. A thorough description and numerical table of the proposed modifications, compared with the approved concept plan; 5. An assessment of the key issues (specified below) and a table outlining how those key issues have been addressed. This is to include a detailed assessment of the potential impacts of the proposal, particularly any additional impacts associated with the modification beyond those already assessed and approved; 6. A description outlining how the potential impacts associated with the modification would be mitigated and managed including any new or amended statement of commitments; 7. The plans and documents (outlined below) clearly showing the proposed changes compared with the approved concept plan; and 8. A conclusion justifying the modified concept plan taking into consideration the environmental impacts of the proposal, the suitability of the site and whether it is in the public interest.
Key Issues	<p>The modification request must address the following specific matters:</p> <p>1. Relevant Environmental Planning Instruments (EPIs) The EA is to address the statutory provisions applying to the site and all relevant strategic planning objectives outlined in the documents at Attachment A.</p> <p>2. Comparison with the Concept Approval (MP 06_0116)</p> <ul style="list-style-type: none"> • Demonstrate how the proposed modification can be assessed and determined within the scope of section 75W of the <i>Environmental Planning and Assessment Act 1979</i>, and particularly address any environmental impacts beyond those already assessed for the Concept Approval. • Provide a comparative assessment (qualitative and quantitative) of the proposed modification against the Concept Plan, a rationale for the proposed amendments and comparison plans clearly identifying the proposed changes. • Provide justification for the proposed changes with consideration of previous justifications provided in relation to student projections. • Provide consideration of feasible alternatives in relation to the proposed changes, including the consequences of not carrying out the proposed modified development.

3. Built Form and Urban Design

- Provide a detailed site and context analysis, including a building envelope study, to justify the proposed site planning, built form and design approach.
- Provide a Design Excellence Competition Strategy for the future stage(s) of the development which demonstrates how design excellence will be achieved.
- Include plans and building envelopes of the concept plan detailing height, density, bulk and scale, setbacks in relation to the surrounding development and streetscape.
- Provide an indicative building and landscape design showing a possible built form within the proposed building envelope/s.
- Update appropriate design guidelines and development parameters within the context of the University campus and the locality, including but not limited to:
 - design excellence;
 - 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.

4. Public Domain/Open Space

- Address changes to public domain improvements, pedestrian linkages, street activation and landscaping.
- Demonstrate the public domain and open spaces will:
 - maximise permeability and street activation throughout the development;
 - provide sufficient open space for the expected population;
 - ensure access for people with disabilities; and
 - minimise potential for vehicle, bicycle and pedestrian conflicts.

5. 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.

6. Heritage

- 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.

6. Transport and Accessibility

Include a revised traffic and transport assessment, which includes:

- modelling of the traffic impacts associated with the proposed modifications to the concept plan, including an estimate of the total daily and peak hour vehicle trips generated by the proposal;
- an assessment of the current and future performance of key intersections providing access to the site under the approved and proposed scenarios, and identify any additional upgrades required as a consequence of the proposal;
- an assessment of the impacts of all modifications to the approved road network and infrastructure, and use of the Austroads Guidelines to identify appropriate mitigation measures;
- detailed plans of the proposed layout of the internal road network and on-site parking in accordance with the relevant Australian Standards;
- an assessment of traffic and transport impacts during construction and demonstration of mitigation of impacts; and
- an assessment of the adequacy of public transport services to meet the likely future demand of the proposed development.

	<p>7. Contributions and/or Voluntary Planning Agreement Address the provision of public benefits, services and infrastructure having regard to Council's Contribution Plan, and/or provide details of any new/amended Voluntary Planning Agreement.</p> <p>8. Flooding and Drainage</p> <ul style="list-style-type: none"> • Provide a stormwater report which identifies the impacts, if any, of the proposed modification and how water quality and quantity impacts on the drainage system would be managed. • Asses any flood risk on the site including consideration of any relevant provisions of the <i>NSW Floodplain Development Manual (2005)</i>. <p>9. Statement of Commitments Include any new or modified Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p>
<p>Consultation</p>	<p>During the preparation of the EA, you are required to consult with the relevant local, State or Commonwealth Government authorities, service providers, including:</p> <ul style="list-style-type: none"> • City of Sydney Council; and • Government Architect NSW. <p>The modification request must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response 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 modification request must include all relevant plans and relevant documentation, including:</p> <ul style="list-style-type: none"> • site analysis plan; • site survey plan, showing existing levels, location and height of surrounding site features; • locality / context plan; • drawings including building envelope plans, elevations and photomontages clearly showing the proposed amendments compared with the concept approval. The plans are to include a maximum RL and dimensions; • shadow diagrams; and • public domain plans, including a landscape master plan.

ATTACHMENT A

Relevant EPIs, policies and guidelines to be addressed

The modification request is to address the statutory provisions applying to the site contained in all relevant environmental planning instruments (EPIs), including:

- *State Environmental Planning Policy (Infrastructure) 2007;*
- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy No 55 (Remediation of Land); and*
- *Sydney Local Environmental Plan 2012.*

The modification request is to also address relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State and Premier Priorities;
- Greater Sydney Commission's Draft Central District Plan;
- Better Placed - An integrated design policy for the built environment of NSW;
- Draft Future Transport Strategy 2056 and supporting plans;
- RMS Guide to Traffic Generating Developments;
- Austroads Guidelines;
- NSW Bicycling Guidelines;
- NSW Planning Guidelines for Walking and Cycling;
- Crime Prevention Through Environmental Design (CPTED) Principles; and
- Healthy Urban Development Checklist, NSW Health.