

Item	Requirement	Addressed
General Requirements		
The Environmental Assessment (EA) must include:		
1	An executive summary;	00_Executive Summary
2	A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;	Section 2
3	A thorough description of the proposed development;	Section 3
4	An assessment of the key issues in the DGR's table outlining how these key issues have been addressed;	Section 4, Appendix A
5	An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;	Sections 4 & 5
6	The plans and documents outlined in the DGR's	Section 3 & Appendices
7	A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;	Preliminaries to EA
8	A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP); and	Submitted to Department of Planning and Infrastructure
9	A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.	Section 6
Key Issues		
1	Relevant EPI's, policies and Guidelines: Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: _ Objects of the EP&A Act; _ State Environmental Planning Policy (Major Development) 2005; _ State Environmental Planning Policy No.55 – Remediation of Land; _ State Environmental Planning Policy No.33 – Hazardous and Offensive Development; _ State Environmental Planning Policy (Infrastructure) 2007; _ NSW State Plan; _ Metropolitan Plan for Sydney 2036; _ Metropolitan Transport Plan: Connecting the City of Cities; _ Strathfield Planning Scheme Ordinance 1969; and _ Strathfield Development Control Plan 2005; _ Strathfield Council Stormwater Management Code; _ Strathfield Development Control Plan 2005, Part M Education Establishments; and _ Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.	Sections 4.1, 4.2, 4.3 & 4.4

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2	Built Form and Urban Design <ul style="list-style-type: none"> _ Height, bulk and scale of the proposed development within the context of the locality and surrounding residential development, having regard to built form design quality, setbacks, articulation, quality open space areas and 'safer by design' principles; and _ Analysis of architectural form and character of subject site and surrounding precinct and the contribution the proposal has on this character 	Section 4.5
3	Landscaping <ul style="list-style-type: none"> _ Provide a landscape master plan for the campus, detailing proposed open space treatment to maximise amenity, shading to car park areas and screen planting to soften visual impacts on surrounding residential areas and streetscapes. 	Sections 3 & 4.6
4	Environmental and Residential Amenity <ul style="list-style-type: none"> _ Impacts of the proposal on solar access, acoustic privacy, visual privacy, view loss and wind impacts (within the site and on surrounding development); and _ Details of the measures to be implemented to achieve a high level of environmental and residential amenity. 	Section 4.7
5	Localised Impact and Integration <ul style="list-style-type: none"> _ Assess and address the impacts of the proposed campus intensification on surrounding areas and the Strathfield Local Government Area, having regard to offsite community services, open space, services and infrastructure, accommodation and businesses. _ Prepare a 'ACU Neighbourhood Policy' that outlines the initiative that ACU will action to improve the integration of the proposed intensified university campus with the surrounding residential area and the wider Strathfield area. This includes opportunities to maximise the mutual social, physical and economic mutual benefits and to minimise any negative impacts of the campus intensification. 	Sections 4.5, 4.7, 4.9 & Appendix D
6	Staging <ul style="list-style-type: none"> _ Details regarding the staging of the proposed development, including information regarding the future Project Applications and the extent of works proposed for each application. 	Sections 3.7 & 4.8

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7	<p>Transport and Accessibility Impacts (Construction and Operational)</p> <p>Provide a Transport & Accessibility Study prepared with reference to the NSW State Plan, Metropolitan Plan for Sydney 2036, Metropolitan Transport Plan, the NSW Planning Guidelines for Walking and Cycling, the Integrated Land Use and Transport policy package, the NSW Bike Plan, Premier's Council for Active Living (PCAL) - Development & Active Living, and the RTA's Guide to Traffic Generating Development (where relevant), considering the following:</p> <ul style="list-style-type: none"> _Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access; _Describe the measures to be implemented to promote sustainable means of transport to support and achieve relevant State Plan targets including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan; _Provide an estimate of the total trips generated by the proposed development; _Daily and peak traffic movements likely to be generated by the proposed development, including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required). The traffic impact assessment should consider base models with future traffic generated by the proposal; _Details of the proposed access, parking provisions, loading facilities and service vehicle movements associated with the proposed development; and _Minimal Levels of on site car parking for the proposed development having regard to the proposed intensification of student/staff levels without further impacting on the surrounding residential precinct, opportunities to encourage pedestrian and cycle usage, public transport accessibility of the site, opportunities for car sharing, local planning controls and RTA guidelines (note: The Department supports reduced parking provisions, if adequate public transport is available to access the site). 	Section 4.9 & Appendix E
8	<p>Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> _Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. Please be aware that an Environmental Protection Licence may be required under the provisions of the Protection of the Environment Operations Act 1997 if the proposal includes the use of a cogeneration or trigeneration plant; and _If it is intended to include cogeneration or trigeneration in the proposal, consideration should be given to DECCW's interim Nitrogen Oxide Policy for Cogeneration in Sydney and the Illawarra and noise impacts from any associated plant. 	Section 4.10
9	<p>Contributions</p> <ul style="list-style-type: none"> _Address Council's Section 94 Contribution Plan and / or details of any Voluntary Planning Agreement. 	Section 4.11
10	<p>Contamination</p> <ul style="list-style-type: none"> _Demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55. 	Section 4.12 & Appendix L

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11	Heritage _ A statement of significance and an assessment of the impact on the heritage significance of any heritage items and / or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual.	Section 4.16 & Appendix F
12	Aboriginal Heritage _ The EA shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005.	Section 4.16 & Appendix G
13	Drainage and Stormwater _ Drainage issues associated with the proposal including stormwater and drainage infrastructure.	Section 4.14 & Appendix H
14	Flooding _ An assessment of any flood risk on site in 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.	Section 4.15 & Appendix H
15	Utilities In consultation with relevant agencies, the EA shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including: _ staging of infrastructure works; _ Integrated Water Management Plan – this should include any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures; and _ Infrastructure Management Plan – this should detail information on the required water and wastewater services, and any augmentation that may be required for the proposed development. When determining landscaping options, the Proponent should take into account that certain tree species can cause cracking or blockages of Sydney Water pipes.	Section 4.17 & Appendix H
16	Flora and Fauna _ Address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment.	Section 4.18 & Appendix I
17	Noise and Vibration _ Provide a quantitative assessment of the potential demolition, construction, operation and traffic noise impacts of the project.	Section 4.19 & Appendix J
18	Waste _ Identify, quantify and classify the likely waste streams to be generated during construction and operation; _ Describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste; _ Describe the measures to be implemented to manage the disposal of nuclear waste, if required; and _ Describe the measures to be implemented to manage the disposal of contaminated and potentially contaminated biological and sewage waste, if required.	Section 4.20 & Appendix M

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19	Hazards <ul style="list-style-type: none"> _ An assessment against State Environmental Planning Policy No 33 – Hazardous and offensive Development; and _ A description of the proposed storage, use and management of any hazardous material and measures to be implemented to manage hazards and risks associated with the storage. 	Section 4.21
20	Consultation <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, in particular surrounding residences and Strathfield Municipal Council. 	Section 4.22