

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-10260
Proposal Name	International Chinese School
Location	211 Pacific Highway, St Leonards
Applicant	The Trustee for Anglo Australian Christian & Charitable Trust
Date of Issue	18 April 2019
General Requirements	<p>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 <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).</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 risk assessment, must include:</p> <ul style="list-style-type: none"> • 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. <p>The EIS must 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) (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	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context</p> <p>Address the statutory provisions contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • Biodiversity Conservation Act 2016 • State Environmental Planning Policy (State & Regional Development) 2011 • State Environmental Planning Policy (Infrastructure 2007) • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No.55 – Remediation of Land
- Draft State Environmental Planning Policy (Remediation of Land)
- Draft State Environmental Planning Policy (Environment) and
- Willoughby 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.

Provisions

Adequately demonstrate and document in the EIS how each of the provisions in the listed instruments are addressed, including reference to necessary technical documents.

2. Policies

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities
- The Greater Sydney Regional Plan, A Metropolis of three cities
- Future Transport Strategy 2056
- State Infrastructure Strategy 2018 – 2038 Building the Momentum
- Sydney's Cycling Future 2013
- Sydney's Walking Future 2013
- Sydney's Bus Future 2013
- Crime Prevention Through Environmental Design (CPTED) Principles
- Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017)
- Northern District Plan
- Willoughby Development Control Plan.

3. Operation

- Provide details of the proposed school operations, including staff and student numbers, school hours of operation, and operational details of any proposed before/after school care services and/or community use of school facilities.
- Provide a detailed justification of suitability of the site to accommodate the proposal.

4. Built Form and Urban Design

- Provide details of any digital signage boards, including size, location and finishes.
- Provide a detailed site-wide landscape strategy, including consideration of equity and amenity of outdoor play spaces, and integration with built form, security, shade, topography and existing vegetation.
- Address CPTED Principles.
- Demonstrate good environmental amenity including access to natural daylight and ventilation, access to landscape and outdoor spaces and future flexibility.

5. Environmental Amenity

- Assess amenity impacts on the surrounding locality, including visual privacy, and acoustic impacts. A high level of environmental amenity for

- any surrounding residential land uses must be demonstrated.
- Include a lighting strategy and measures to reduce spill into the surrounding sensitive receivers.
- Identify any proposed use of the school outside of school hours (including weekends) and assess any resultant amenity impacts on the immediate locality and proposed mitigation measures.

6. Transport and Accessibility

Include a transport and accessibility impact assessment, which details, but not limited to the following:

- An assessment of all relevant vehicular traffic routes and intersections for access to / from the subject properties.
- An assessment of construction and operational traffic impacts on existing intersections, capacity of the local and classified road network.
- Identify road network infrastructure upgrades that are required to maintain existing levels of service on both the local and classified road network for the development (if required).
- The adequacy of public transport, pedestrian and bicycle networks in the vicinity of the site.
- Access arrangements, including car and bus pick-up/drop-off facilities if proposed, 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.
- Details of available on-site car parking spaces for teaching staff and visitors in accordance with existing parking codes and justification for the level of car parking provided on-site.
- An assessment of the cumulative on-street parking impacts of cars and bus pick-up/drop-off, 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).
- 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 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.

→ 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 description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.
- Relevant Policies and Guidelines:
- NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections.

8. Social Impacts

Include an assessment of the social consequences of the schools' relative location.

9. Heritage

- Include a Heritage Impact Statement (HIS) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The HIS is to address the impacts of the proposal on any heritage significance of the site and adjacent areas and is to identify the following:
 - all heritage items (state and local) within the vicinity of the site
 - the impacts of the proposal on heritage items including visual impacts
 - attempts to avoid or mitigate impacts on the heritage significance or heritage values of the site and the surrounding heritage items
- Identify any areas with historical archaeological potential within the proposed site that could be impacted by the works. If impact on potential archaeology is identified, a Historical Archaeological Assessment (HAA) should be prepared by a suitably qualified historical archaeologist in accordance with the Heritage Council Guidelines for Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and 'Relics' (2009).

10. Aboriginal Heritage

In the event that external works are proposed, the following shall apply:

- Identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the Concept Proposal and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation.
- Identify and address the Aboriginal cultural heritage values in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH, 2010).
- Undertake consultation with Aboriginal people and document in accordance with Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). The significance of cultural heritage values of Aboriginal people who have a cultural association with the land are to be documented in the ACHAR.

- Identify, assess and document all impacts on the Aboriginal cultural heritage values in the ACHAR.
- The EIS and the supporting ACHAR must demonstrate attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR and EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.

11. Noise and Vibration

- Identify and assess operational noise, including consideration of any public-address system, school bell, mechanical services (e.g. air conditioning plant), use of any school hall for concerts etc. (both during and outside school hours) and any out of hours community use of school facilities, and 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)
- Australian Standard 2363:1999 Acoustics – Measurement of noise from helicopter operations.

12. Contamination

- 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).

13. Contributions

Address Council's 'Section 7.11 Contribution Plan' and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.

14. 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 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*.

Note: Notwithstanding these requirements, the Biodiversity Conservation Act

	<p><i>2016 requires that State Significant Development Applications be accompanied by a Biodiversity Development Assessment Report unless otherwise specified under the Act.</i></p> <p>15. 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.</p> <p>16. 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.</p>
<p>Plans and Documents</p>	<p>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.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • A section 10.7(2) and (5) Planning Certificates (previously Section 149(2) and (5) Planning Certificate) • Architectural drawings showing key dimensions, RLs, scale bar and north point, including: <ul style="list-style-type: none"> ○ plans, sections and elevation of the proposal at no less than 1:200 showing indicative furniture layouts and program ○ details of proposed signage, including size, location and finishes • site plans and operations statement demonstrating the after hours and community use strategy (if any). Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and site boundaries • Site Analysis Plan including: <ul style="list-style-type: none"> ○ site and context plans that demonstrate principles for future development and expansion, built form character and open space network ○ active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links ○ 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 • Landscape architectural drawings showing key dimensions, RLs, scale bar and north point, including: <ul style="list-style-type: none"> ○ integrated landscape plans at appropriate scale, with detail of new and retained planting, shade structures, materials and finishes proposed including articulation of playground spaces ○ plan identifying significant trees, trees to be removed and trees to be retained or transplanted • Geotechnical and Structural Report • Accessibility Report • Arborist Report and
<p>Consultation</p>	<p>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</p>

	<p>must consult with:</p> <ul style="list-style-type: none"> • Willoughby City Council • Roads and Maritime Services and • Transport for NSW. <p>Consultation 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 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.</p>
References	<p>The assessment of the key issues listed above must consider relevant guidelines, policies, and plans as identified.</p>