

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the Environmental Planning and Assessment Regulation 2000

Application Number	SSD-10381
Project Name	Green Square Integrated Community Facility and School
Location	3 Joynton Avenue, Zetland
Applicant	NSW Department of Education
Date of Issue	15/11/2019
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 of 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 key issues below, and any other significant issues identified in the risk assessment, must include: - adequate baseline data - consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); - measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and - a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues. The EIS must also 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. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV; - an estimate of jobs that will be created during the construction and operational phases of the proposed development; and - 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 relevant planning provisions, goals and strategic planning objectives in the following: · <i>Biodiversity Conservation Act 2016</i> · 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)
- South Sydney Local Environmental Plan 114
- South Sydney Local Environmental Plan 1998 and
- Royal South Sydney Hospital Master Plan 2013 (Hill Thalys)

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)
- Eastern City District Plan
- Green Square Town Centre Development Control Plan 2012
- Design Guide for Schools – GANSW
- City of Sydney Access Development Control Plan 2004
- City of Sydney Heritage Development Control Plan 2006
- Green Square Town Centre Public Domain Strategy
- Green Square Community and Cultural Precinct Public Domain Coordination Plan
- Green Square Public Art Strategy 2012
- Sydney Landscape Code Volume 2: All development except for single dwellings

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.
- Provide details of the community use of facilities including proposed activities, hours of operation and which areas are to be shared with the community and which areas are to be for exclusive use by the school.
- Provide a detailed justification of suitability of the site to accommodate the proposal.

4. Built Form and 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 and colours.
- Provide details of any digital signage boards, including size, location and finishes.
- Clearly demonstrate how design quality will be achieved in accordance with Schedule 4 Schools – Design Quality Principles of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* and the GANSW Design Guide for Schools.
- 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.
- Provide a detailed landscape design, demonstrating consideration of the function, equity, biodiversity and amenity of outdoor play spaces, and integration with built form, security, shade structures, topography, canopy trees and other vegetation.
- Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment and landscape including views to and from the site and any adjoining heritage items.
- Address CPTED Principles.
- Demonstrate good environmental amenity including access to natural daylight and ventilation, acoustic separation, access to landscape and outdoor spaces and future flexibility.
- Demonstrate that Aboriginal culture and heritage is considered and incorporated holistically in the design proposal.

5. Design Excellence

- Undertake an architectural design competition compliant with the *Architectural Design Competition Brief for the Green Square Integrated Community Facility and School (GSICFS)* dated October 2019 and prepared by Urbis for the NSW Department of Education and the City of Sydney.
- Provide the Architectural Design Competition Report prepared by the Jury that:
 - o summarises the competition process incorporating a copy of the competition brief;
 - o outlines the assessment of the design merits of each of the entries;
 - o sets out the rationale for the choice of the preferred design and how it best exhibits the potential to achieve design excellence in accordance with the provisions of Clause 6.9(4) Sydney Local Environmental Plan 2012 (Green Square Town Centre Stage 2) 2013; and
 - o outlines any recommended design amendments that are relevant to the achievement of design excellence.
- Set out how the design integrity of the preferred design will be maintained during design development and through to completion and occupation of the GSICFS.

6. Environmental Amenity

- Assess amenity impacts on the surrounding locality, including solar access, visual privacy, visual amenity, overshadowing, view loss and acoustic impacts.
- Conduct a view analysis to the site from key vantage points and streetscape locations (photomontages or perspectives should be provided showing the building envelope and likely future development).

- 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 community use and assess any resultant amenity impacts on the immediate locality and proposed mitigation measures.
- 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 land uses must be demonstrated.

7. Staging

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

8. 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 for all modes of travel, including vehicle (car driver and car passenger), public transport, pedestrian and bicycle trips.
- 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 with an appreciation of the cumulative impacts of proposed and approved developments in the area and identification of any upgrades required.
- the identification of infrastructure measures required to integrate the development with the existing/future public transport and active 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) to the satisfaction of Transport for NSW and Transport for NSW (Roads and Maritime Services). Specifically, the following intersections are to be examined/modelled:
 - o Joynton Avenue / Future Zetland Avenue
 - o Portman Street / Future Zetland Avenue
- the identification of infrastructure required to address any impacts on traffic efficiency and road safety impacts associated with the proposed development, including details on improvements required to affected intersections, additional school bus routes along bus capable roads (i.e. minimum 3.5m wide travel lanes), additional bus stops or bus bays.
- 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 and bicycle networks.
- 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 car parking spaces that is consistent with modal targets for

the site that prioritise Sustainable Transport such as Public Transport and Active Transport (cycling and walking) and reduce car dependence.

- 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 existing and proposed freight and servicing vehicle access arrangements, including a Delivery Service Plan detailing loading dock and servicing provision, adequacy and management ensuring all servicing and loading occurs on-site and does not rely on kerbside controls.
- in relation to construction traffic:
 - o detail vehicle routes, peak hour and daily truck movements, hours of operation, access arrangements, works zone location, haulage routes, construction program and traffic control measures for all demolition / construction activities;
 - o an assessment of road safety at key intersections and locations subject to pedestrian / vehicle / bicycle conflicts;
 - o details of temporary cycling and pedestrian access and end of trip facilities during construction;
 - o an assessment of the likely construction traffic impacts, such as required road / lane closures and diversions, impacts on bus and 'point to point' transport, impacts on pedestrian and cycle movement, and taking into account other construction activities;
 - o details of proposed mitigation measures should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified; and
 - o preparation of a draft Construction Pedestrian and Traffic Management Plan to demonstrate the proposed management of impact. This Plan needs to include works zone location, vehicle routes, number of trucks, hours of operation, indicative construction program, access arrangements and traffic control measures for all demolition/construction activities.

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
- Australian Standard AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking Facilities.
- 'Austroads Bicycle Parking Facilities: Guidelines for Design and Installation'
- Green Square Town Centre DCP 2012.

9. Ecological 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.
- Include an assessment against an accredited ESD rating system or an equivalent program of ESD performance. This should include a minimum rating scheme target level.
- Demonstrate how environmental design will be achieved in accordance with the GANSW Environmental Design in Schools Manual (<https://www.governmentarchitect.nsw.gov.au/guidance/environmental-design-in-schools>) and Section 5.15 of the Architectural Design Competition Brief for the GSICFS dated October 2019 and prepared by Urbis.
- 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.

10. Heritage

- Provide a statement of significance and an assessment of the impact on the heritage significance of the state and local heritage items in the vicinity and on the site and the adjoining heritage conservation areas 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.

11. Social Impacts

- Prepare a social impact assessment, which:
 - o identifies and analyses the potential social impacts of the development, from the points of view of the affected community/ies and other relevant stakeholders, i.e. how they expect to experience the project.
 - o considers how potential environmental changes in the locality may affect people's: way of life; community; access to and use of infrastructure, services, and facilities; culture; health and wellbeing; surroundings; personal and property rights; decision-making systems; and fears and aspirations, as relevant and considering how different groups may be disproportionately affected.
 - o assesses the significance of positive, negative, and cumulative social impacts considering likelihood, extent, duration, severity/scale, sensitivity/importance, and level of concern/interest.
 - o includes mitigation measures for likely negative social impacts, and any proposed enhancement measures.
 - o details how social impacts will be adaptively monitored and managed over time.

12. Aboriginal Heritage

- Identify and describe the Aboriginal cultural heritage values that exist across the

- site 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 EES Group at the Department.

13. Noise and Vibration

- Identify and provide a quantitative assessment of the main noise and vibration generating sources during demolition, site preparation, bulk excavation, construction. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.
- 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.
- an assessment of the likely vibration amenity and structural impacts of the project under the German Standard DIN 4150-3 Structural Vibration – Effects of vibration on structures, including consideration of impacts to the structural integrity and significance of heritage items.

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.

14. 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. A site audit statement will be required to demonstrate that the accompanying reports and any recommended actions are sufficient to satisfy 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).

15. 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.

16. 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.

17. Drainage

- Detail measures to minimise operational water quality impacts on surface waters and groundwater and to maximise on-site water infiltration.
- Stormwater plans detailing the proposed methods of drainage without impacting on the downstream properties. WSUD infrastructure and canopy tree planting must form part of the stormwater plans where appropriate.

Relevant Policies and Guidelines:

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

18. 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) and Council's Interim Floodplain Management Policy, 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. The development is also required to consider Section 5.13 of the Architectural Design Competition Brief for the GSICFS dated October 2019 and prepared by Urbis.

19. Biodiversity Assessment

- Biodiversity impacts related to the proposed development (SSD 10224) 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:
 - o the total number and classes of biodiversity credits required to be retired for the development/project
 - o the number and classes of like-for-like biodiversity credits proposed to be retired
 - o the number and classes of biodiversity credits proposed to be retired in accordance with the variation rules
 - o any proposal to fund a biodiversity conservation action
 - o 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 <i>Biodiversity Conservation Act 2016</i>. · 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. <i>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.</i> 20. 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. <u>Relevant Policies and Guidelines:</u> · 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) 21. Waste Identify, as per Section 5.16 of the Architectural Design Competition Brief for the GSICFS dated October 2019 and prepared by Urbis, 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. 22. 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: · 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: - o plans, sections and elevation of the proposal at no less than 1:200 showing indicative furniture layouts and program - 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 detailed annotated wall sections at 1:20 scale that demonstrate typical cladding, window and floor details, including materials and general construction quality

	- o site plans and operations statement demonstrating the after hours and community use strategy · Site Survey Plan, showing existing levels, location and height of existing, future 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, TOW levels, scale bar and north point, including: - o integrated landscape plans at appropriate scale, with detail of new and retained planting, shade structures, tree canopy cover materials and finishes proposed including articulation of playground spaces - o plan identifying significant trees, trees to be removed and trees to be retained or transplanted - o details of any planting on structure, confirming sufficient soil volume, drainage, irrigation and easy access for maintenance · 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 conservation areas and heritage items - o demonstrate compliance with the City of Sydney Competitive Design Policy - o munity and response to any feedback provided · Geotechnical and Structural Report · Accessibility Report · Arborist Report and - 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: · City of Sydney Council · Government Architect NSW · Transport for NSW and · Transport for NSW (Roads and Maritime Services). Consultation should commence as soon as practicable to agree the scope of investigation.

	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 Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.