

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-10444
Project Name	Blue Gum Community School
Location	Lot A DP327582, 1 Rosemead Road, Hornsby
Applicant	Best Practice Education Group Limited
Date of Issue	Reissued 28 May 2020
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 of the Environmental Planning and Assessment Regulation 2000 (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 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 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. • a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues. <p>The EIS must also 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. 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. • 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 Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • <i>Biodiversity Conservation Act 2017</i>. • State Environmental Planning Policy (State and Regional Development) 2011. • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017. • State Environmental Planning Policy No 55 – Remediation of Land. • State Environmental Planning Policy No.64 – Advertising and Signage. • Draft State Environmental Planning Policy (Remediation of Land).

- Draft State Environmental Planning Policy (Environment).
- Hornsby Local Environmental Plan 2013.

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 (Government Architect NSW (GANSW), 2017).
- Child Care Centre Guideline (DPE, August 2017).
- Healthy Urban Development Checklist (NSW Health, 2009).
- Draft Greener Places Policy.
- Greater Sydney Commission's North District Plan.
- Hornsby Development Control Plan 2013.
- Hornsby Local Strategic Planning Statement.

3. Operation

- Provide details of the proposed 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

- 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.
- 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 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.

5. Environmental Amenity

- Assess amenity impacts on the surrounding locality, including solar access, visual privacy, visual amenity, overshadowing, wind impacts and acoustic impacts.
- 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. Staging

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

7. 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. Specifically, traffic counts are to be undertaken on Dural Street, Rosemead Road and William Street during normal traffic conditions (weekdays, non-lockdown conditions).
- details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips based on surveys of the existing and similar schools within the local area. Specifically, estimations are to be provided for Dural Street, Rosemead Road and William Street during normal traffic conditions (weekdays, non-lockdown conditions).
- 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.
- 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, additional school bus routes along bus capable roads (i.e. minimum 3.5 m 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 Green Travel Plan should include, but not be limited to:
 - information about the school's hours of operation, number of staff and student catchment.
 - proposed parking arrangements.
 - information regarding site accessibility, including any specific accessibility requirements for students/staff/visitors with mobility impairments, and the measures that are in place to address them, including any priority arrangements.
 - information regarding proposed drop off and pick up arrangements for students.
 - strategies that encourage the use of public and active transport and discourage the use of single occupant car travel to access the site for students and staff, where appropriate.
 - predicted mode share.
 - mapping of preferred walking and cycling routes and preparation of a Transport Access Guide that details access arrangements for staff and students.

- a communication strategy for engaging staff, visitors and the local community regarding sustainable transport use to the site.
- include promotion of the health and wellbeing benefits of active travel to the site.
- identification of the number of students who can reasonably access the site from walking or cycling distance.
- 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 pedestrian facilities and School Zones to be investigated as a result of the development.
- proposed number of on-site car parking spaces for teaching staff and visitors and corresponding compliance 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 including compliance with the requirements of the relevant Australian Standards (i.e.: turn paths, sight distance requirements, aisle width, etc) and parking codes.
- 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:
 - assessment of cumulative impacts associated with other construction activities (if any).
 - an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity.
 - details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process.
 - details of anticipated peak hour and daily construction vehicle movements to and from the site.
 - details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle.
 - details of temporary cycling and pedestrian access during construction.

Relevant Policies and Guidelines:

- Guide to Traffic Generating Developments (Roads and Maritime Services, 2002).
- EIS Guidelines - Road and Related Facilities (Department of Urban Affairs and Planning (DUAP), 1996).
- Cycling Aspects of Austroads Guides.
- NSW Planning Guidelines for Walking and Cycling (Department of Infrastructure, Planning and Natural Resources (DIPNR), 2004).
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development.
- Standards Australia AS2890.3 (Bicycle Parking Facilities).
- Hornsby Development Control Plan 2013.

8. 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.

9. Heritage

- Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the site and immediately adjacent to the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996). The assessment of the impact on the heritage significance must detail any proposed changes required to convert the site from a dwelling house to an educational establishment and childcare centre, including, but not limited to:
 - required changes to the external fabric of the Mount Errington Mansion, including changes to the external façades, balconies, entry points, external lighting, and any fittings.
 - required changes to the internal fabric of the Mount Errington Mansion, including changes to any fittings, hardware, doorways, surface coverings, internal staircases, windows, room uses, wet areas, walls and the like.
 - required changes to the grounds of the Mount Errington Mansion, including the removal of the tennis court, vegetation and tree removal, realignment of the driveway, front fencing treatment, signage, any new pathways / paving, the addition of an amphitheatre and the removal of the front gates.
 - justification of any changes.
- Address archaeological significance on the site and the impacts the development may have on this significance.

10. Social Impacts

Include an assessment of the social impacts of the proposed development.

11. Noise and Vibration

- Identify and provide a quantitative assessment of the main noise and vibration generating sources during 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, the amphitheatre, outdoor play areas and excursion areas (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 (NSW Environment Protection Authority (EPA))
- Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009)
- Assessing Vibration: A Technical Guideline 2006 (Department of Environment and Conservation, 2006)

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.
- Where relevant, 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, 1998)
- Sampling Design Guidelines (EPA, 1995)
- Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011)
- National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, as amended 2013)

13. Utilities

- In consultation with relevant agencies, provide information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure.

14. Contributions

- Address Council's 'Section 7.12 Contributions Plan' and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.

15. 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 heritage fabric of the subject site, surrounding heritage listed sites on Rosemead Road or William Street or the downstream properties.

Relevant Policies and Guidelines:

- Guidelines for developments adjoining land managed by the Office of Environment and Heritage (OEH, 2013).

16. 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 (DIPNR, 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.

17. Bushfire

Address bushfire hazard and, if relevant, prepare a report that addresses the requirements for Special Fire Protection Purpose Development as detailed in Planning for Bush Fire Protection 2020 (NSW RFS).

18. Biodiversity Assessment

- Biodiversity impacts related to the proposed development (SSD-10444) are to be assessed in accordance with Section 7.9 of the Biodiversity Conservation Act 2017, 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, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations).
- 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.

	<ul style="list-style-type: none"> ○ 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 submitted with all spatial data associated with the survey and assessment as per Appendix 11 of the BAM. ● 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. <p><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></p> <p>19. 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.</p> <p><u>Relevant Policies and Guidelines:</u></p> <ul style="list-style-type: none"> ● 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 managed by the Office of Environment and Heritage (OEH, 2013). <p>20. Waste</p> <ul style="list-style-type: none"> ● 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><u>Relevant Policies and Guidelines:</u></p> <ul style="list-style-type: none"> ● Waste Classification Guidelines (EPA, 2014). <p>21. 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>
Plans and Documents	<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"> ● 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 Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and site boundaries. ● Site Analysis and Context Plans.

	<ul style="list-style-type: none"> • 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: <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. • Accessibility Report. • Arborist Report. • Schedule of materials and finishes. • Bushfire report.
Consultation	<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 and affected landowners. In particular, you must consult with:</p> <ul style="list-style-type: none"> • Hornsby Shire Council. • Transport for NSW (TfNSW). • Transport for NSW (Roads and Maritime Services) (TfNSW RMS). <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 two 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 take into account relevant guidelines, policies, and plans as identified.</p>