# 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-10463
Project Name	Queenwood Ingleside Sports Precinct (Concept, Stage 1 and Stage 2)
Location	169 and 169A Mona Vale Road, Ingleside, NSW 2101
	Lot 201/DP1054875, Lot 202/DP1054875
Applicant	Queenwood School for Girls Ltd
Date of Issue	05/06/2020
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 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 the key issues below, and any other significant issues identified in the risk assessment, must include:
	<ul> <li>adequate baseline data</li> <li>consideration of potential cumulative impacts due to other development in the vicinity (completed, underway or proposed)</li> <li>measures to avoid, minimise and if necessary, offset the predicted impacts</li> <li>detailed contingency plans for managing any significant risks to the environment.</li> </ul>
	The EIS must be accompanied by a report from a qualified quantity surveyor, providing:
	<ul> <li>a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including all assumptions and components from which the CIV is derived.</li> <li>an estimate of the number of jobs that will be created at the construction and operational phases of the development.</li> <li>certification that the information provided is accurate at the date of preparation.</li> </ul>
Key Issues	The EIS must address the following specific matters as they relate to the Concept Proposal and Stage 1 and Stage 2 of the proposed development:
	1. Statutory and Strategic Context Address the statutory provisions contained in all relevant environmental planning instruments, including:
	<ul> <li>State Environmental Planning Policy (State &amp; Regional Development) 2011</li> <li>State Environmental Planning Policy (Infrastructure 2007)</li> <li>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</li> </ul>

- 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
- Pittwater Local Environmental Plan 2014

### Planning Pathway

Identify the appropriate planning pathway for the proposed development in accordance with EP&A Act and relevant environmental planning instruments.

# Permissibility

Detail the nature and extent of any prohibitions that apply to the development.

## Development Standards

Demonstrate compliance with the development standards applying to the site and justify any contravention of the development standards.

#### Provisions

Adequately demonstrate and document in the EIS how 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, 2017)
- Design Guide for Schools (Government Architect NSW, 2018)
- Healthy Urban Development Checklist (NSW Health, 2009)
- Draft Greener Places Policy (Government Architect NSW, 2017)
- North District Plan (Greater Sydney Commission, 2018)

#### 3. 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.
- Address design quality and built form, with consideration of site layout, streetscape, open spaces, façades, rooftops, massing, setbacks, building articulation, materials and colours.
- · Assess visual impacts on the surrounding built environment and landscape
- Demonstrate quality design which accords 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, such as bin stores, loading zones, and mechanical plant, are integrated into the design of the development.

- Provide a detailed site-wide landscape strategy demonstrating equity, amenity and design quality for all proposed sports fields and landscaped areas. This should explain how landscaping integrates with built form, topography and existing vegetation, and provides security and shade.
- Detail the number of trees to be removed and the number of trees to be planted on the site, and any measures to avoid removal of established trees.
- Demonstrate good environmental amenity within the site, including access to daylight and sunlight, ventilation, and open spaces.
- · Address Crime Prevention Through Environmental Design principles.

#### 4. Environmental Amenity

 Assess impacts from the proposed use on neighbouring amenity, addressing changes to daylight and sunlight, privacy, visual amenity, wind and light spill.

#### 5. Ecologically Sustainable Development (ESD)

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) are incorporated into the proposed design and operation of the development.
- Demonstrate that the proposal accords with sustainable building principles, including those set out in the GANSW Environmental Design in Schools Manual (2018). This should include energy and water efficient design, (including water sensitive urban design) and technology renewable energy generation, and use of sustainable, low-embedded-carbon materials.
- Demonstrate how environmental design will be achieved in accordance with the GANSW Environmental Design in Schools Manual
- Include preliminary consideration of building performance and mitigation of climate change, including consideration of Green Star Performance.
- · Identify the targeted level of environmental performance for the project with reference to an accredited ESD rating system
- Demonstrate that the proposal is responsive to CSIRO projected impacts of climate change, specifically:
  - hotter days and more frequent heatwave events
  - extended drought periods
  - more extreme rainfall events
  - gustier wind conditions
  - how these will inform landscape design, material selection and social equity (respite/shelter areas).

#### 6. Biodiversity Assessment

- Assess biodiversity impacts related to the proposed development 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:
  - the total number and classes of biodiversity credits required to be retired for the development/project

- 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 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.

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.

#### 7. Non-Aboriginal Heritage

- Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996).
- Address any archaeological potential and significance on the site and the impacts the development may have on this significance.

#### 8. 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 (Office of Environment and Heritage (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 (Department of Environment, Climate Change and Water). The significance of cultural heritage values of Aboriginal people who have a cultural association with the land is 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 the Environment, Energy and Science Group of the Department of Planning, Industry and Environment.

9. T	ransport and Accessibility
	Provide a transport and accessibility impact assessment, including but not
	limited to:
	Traffic Impacts
	<ul> <li>traffic modelling using SIDRA network modelling for current and future</li> </ul>
	- estimated daily and neak hour trips generated by operation of the
	proposed development, including all vehicle (including service vehicles), public transport, pedestrian and bicycle trips, with a comparison against
	<ul> <li>baseline data.</li> <li>the impact of any uplift in trips on nearby intersections, accounting for</li> </ul>
	cumulative impacts from other developments in the area.
	<ul> <li>any necessary road improvement works and associated funding requirements.</li> </ul>
	<ul> <li>an assessment of road and pedestrian safety and the details of required road safety measures in line with CPTED</li> </ul>
	Access
	<ul> <li>proposed access arrangements, including car and bus pick-up/drop-off facilities, pedestrian and bicycle networks, pedestrian crossings and refuges, and speed control devices and zones.</li> <li>provisions for emergency vehicle access to the site.</li> </ul>
	<ul> <li>provision for service vehicle access to the site, including delivery and loading arrangements.</li> </ul>
	venicle Parking - details of on-site car parking including the number and allocation of
	parking spaces.
	- Justification of the proposed level of car parking with reference to existing parking codes
	<ul> <li>assessment of the cumulative impact upon on-street parking from car</li> </ul>
	and bus pick-up/drop-off, and staff and visitor parking. Public transport
	<ul> <li>measures to maximise the share of sustainable modes of transport, including transport between the proposed site and other Queenwood campuses.</li> </ul>
	<ul> <li>adequacy of existing and future public transport infrastructure to meet the uplift in demand from the proposed development.</li> </ul>
	<ul> <li>measures to integrate the development with the existing/future public transport network.</li> </ul>
	<ul> <li>infrastructure required to mitigate any impacts on traffic efficiency and road safety, such as additional school bus routes, bus stops or bus bays</li> </ul>
	<ul> <li>details of travel demand management measures including a sustainable</li> <li>travel plan</li> </ul>
	Walking & Cycling
	<ul> <li>assessment of the adequacy of pedestrian and bicycle networks and</li> </ul>
	associated infrastructure to meet the uplift in demand from the proposed development.
	<ul> <li>proposed walking and cycling access arrangements and connections to public transport services</li> </ul>
	<ul> <li>proposed bicycle parking and end of trip facilities, including the number, layout and type of bicycle stands. These should be located in secure, convenient, accessible areas close to main entries incorporating lighting and passive supeillance.</li> </ul>
	Provide a preliminary Construction Traffic and Pedestrian Management
	- details of the proposed construction programme detailing the anticipated

construction duration and highlighting significant stages/events during the construction process.

- assessment of cumulative impacts associated with other construction activities.
- an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity.
- 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.

#### 10. Air

- Assess the potential air quality, dust and odour impacts of the project in accordance with the relevant guidelines. This includes the identification of existing and potential future sensitive receivers and consideration of approved and/or proposed developments in the vicinity.
- Assess the existing air quality at the site and implications for the proposed sensitive land use, together with any mitigation measures proposed to safeguard the health of future site users.

#### 11. Soil and Water

- Assess baseline conditions, impacts of the proposed development, and any mitigation measures relating to soil and water at the site and surrounds, including:
  - acid sulfate soils
  - salinity
  - soil erosion and sediment transport
  - surface-water and groundwater quality
  - flood risk
  - drainage

#### 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 the site prior to any demolition or site preparation works.

#### 13. Utilities

- Prepare an Infrastructure Management Plan in consultation with relevant agencies to identify existing infrastructure capacity, any augmentation or easement requirements, likely impacts on utility infrastructure or service provider assets, and any proposed mitigation measures.
- Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and how the development achieves water sensitive urban design.

#### 14. Waste

- Identify waste streams to be generated during demolition, construction and operation, and how these will be managed, including:
  - classification of the waste in accordance with the current guidelines;
  - estimated quantity of each class of waste, including spoil balance from bulk earthworks;

	<ul> <li>waste handling protocols, including measures to facilitate segregation and prevent cross-contamination;</li> <li>measures for waste minimisation and reuse; and,</li> <li>licenced disposal or recycling locations for each type of waste;</li> <li>contingencies for the above, including managing unexpected waste volumes.</li> </ul>
	<ul> <li>15. Bushfire         <ul> <li>Address bushfire hazard in accordance with Planning for Bush Fire Protection (NSW RFS, 2019) including the requirements for Special Fire Protection Purpose Development.</li> </ul> </li> </ul>
	<ul> <li>16. Construction Hours         <ul> <li>Identify proposed construction hours including any work to be carried out outside of the standard construction hours.</li> </ul> </li> </ul>
	<ul> <li><b>17. Staging</b></li> <li>Detail staging of the proposed development.</li> </ul>
	<ul> <li>18. Contributions         <ul> <li>Address the Northern Beaches Section 7.12 Contributions Plan 2019 and any Voluntary Planning Agreement which may require amendment as a result of the proposed development.</li> </ul> </li> </ul>
Plans and Documents	The EIS must include all relevant plans, 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:
	<ul> <li>A section 10.7(2) and (5) Planning Certificates (previously Section 149(2) and (5) Planning Certificate)</li> <li>Drawings showing key dimensions, RLs, scale bar and north point, including:</li> </ul>
	<ul> <li>plans, sections and elevations at a scale no less than 1:200</li> <li>details of proposed materials including proposed colours and finishes</li> <li>details of proposed signage, including location and specifications</li> <li>detailed annotated wall sections at 1:20 scale that show typical</li> </ul>
	<ul> <li>Site operations plan, including after hours and community use strategy</li> <li>Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings and site boundaries</li> <li>Site analysis and context plans, including:</li> </ul>
	<ul> <li>any future development and expansion zones</li> <li>open space network</li> <li>active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links</li> <li>Shadow diagrams</li> </ul>
	<ul> <li>View analysis, photomontages and architectural renders, addressing key views from public vantage points</li> <li>Landscape architectural drawings showing key dimensions. RLs. scale bar</li> </ul>
	<ul> <li>and north point, including:</li> <li>integrated landscape plans at an appropriate scale, with detail of new and retained planting, shade structures, materials and finishes proposed</li> <li>plan identifying significant trees, trees to be removed and trees to be retained or transplanted</li> </ul>

	<ul> <li>Design report to demonstrate how design quality will be achieved in accordance with the above key issues including:         <ul> <li>design statement</li> <li>drawings or renderings to clarify the design intent</li> <li>detailed site and context analysis</li> <li>analysis of design options considered</li> <li>assessment of potential impacts on the surrounding built environment and adjoining heritage items</li> <li>summary of feedback provided by GANSW and NSW State Design Review Panel (SDRP) and responses to this advice</li> <li>summary report of community consultation and response to any feedback provided</li> <li>Geotechnical Report</li> <li>Sediment and erosion control plan</li> <li>Accessibility report</li> <li>Arborist report</li> <li>Salinity report</li> <li>Acid sulphate soils management plan</li> </ul> </li> </ul>
Consultation	<ul> <li>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. You must also consult with: <ul> <li>Northern Beaches Council</li> <li>Government Architect NSW (through the NSW State Design Review Panel process)</li> <li>Transport for NSW</li> </ul> </li> <li>Consultation with Government Architect NSW and Transport for NSW should commence as soon as practicable to agree on the scope of investigation.</li> <li>The EIS must describe the consultation process and the issues raised and identify any amendments to the proposal in response to these issues. Where amendments</li> </ul>
Further consultation after two years	have not been made to address an issue, a short explanation should be provided. 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.
References	The assessment of key issues must consider relevant guidelines, policies, and plans. For further details please consult the Policies and Guidelines page of the NSW Planning Portal website at the address below. https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guide lines