



## APPENDIX A – SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Item / Description	Document Reference
<b><u>Content and Guidance</u></b>	
The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and must have regard to the State Significant Development Guidelines	Addressed throughout EIS
<b><u>Key Issues and Documentation</u></b>	
<b>Concept Proposal</b>	
<b>1. Statutory Context</b>	
<ul style="list-style-type: none"> <li>▪ Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, and guidelines,</li> <li>▪ Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.</li> <li>▪ If the development is only partly State significant development (SSD) declared under Chapter 2 of SEPP (Planning Systems) 2021, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD.</li> <li>▪ Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination.</li> </ul>	<p><b>Section 1.3</b></p> <p><b>Section 2.3</b></p> <p><b>Section 4</b></p> <p><b>Appendix D (Statutory Compliance Table)</b></p>

Item / Description	Document Reference
<b>2. Capital Investment Value and Employment</b>	
<ul style="list-style-type: none"> <li>▪ Provide a current detailed calculation of the capital investment value (CIV) of the concept development, prepared by a AIQS certified quantity surveyor or RICS chartered quantity surveyor in accordance with the <i>Planning Circular PS 21-020: Calculation of Capital Investment Value</i> including: <ul style="list-style-type: none"> <li>– a detailed calculation of the capital investment value (CIV) (as defined in Schedule 7 of the Regulation) of all stages of the proposal, including details of all assumptions and components from which the CIV calculation is derived.</li> <li>– the report prepared on company letterhead.</li> <li>– an estimate of jobs that will be created during the construction and operational phases of the proposed development.</li> <li>– certification that the information provided is accurate at the date of application.</li> </ul> </li> <li>▪ Provide an estimate of jobs that will be created during the construction and operational phases of the proposed concept development.</li> </ul>	<p><b>Section 3</b></p> <p><b>Section 4</b></p> <p><b>Appendix G</b> (QS Cost Summary Report)</p>
<b>3. Design Quality</b>	
<ul style="list-style-type: none"> <li>▪ Demonstrate how the concept development will achieve: <ul style="list-style-type: none"> <li>– design excellence in accordance with any applicable EPI provisions.</li> <li>– good design in accordance with the seven objectives for good design in Better Placed.</li> </ul> </li> <li>▪ Demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement</li> </ul>	<p><b>Section 4</b></p> <p><b>Section 6.1</b></p> <p><b>Section 6.2</b></p> <p><b>Appendix B</b> (Concept Architectural Plans)</p> <p><b>Appendix C</b> (Stage 1 Architectural Plans)</p> <p><b>Appendix I</b> (Design Report)</p>

Item / Description	Document Reference
<b>4. Built Form and Urban Design</b>	
<ul style="list-style-type: none"> <li>▪ Demonstrate how concept design quality will be achieved in accordance with the Design Quality Principles of the SEPP (Transport and Infrastructure) 2021 and the Design Guide for Schools, including: <ul style="list-style-type: none"> <li>– how the proposed concept built form and uses addresses and responds to the context, site characteristics, streetscape, and existing and future character of the locality.</li> <li>– how the design will deliver a high-quality development including any signage, integration of services, and the principles of Crime Prevention through Environmental Design.</li> </ul> </li> <li>▪ Assess how the concept development complies with the relevant accessibility requirements.</li> </ul>	<p><b>Section 6.1</b></p> <p><b>Section 6.2</b></p> <p><b>Appendix I</b> (Design Report)</p> <p><b>Appendix L</b> (Accessibility Report)</p>
<b>5. Environmental Amenity</b>	
<ul style="list-style-type: none"> <li>▪ Address how good internal and external environmental amenity is achieved by the concept, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces.</li> <li>▪ Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing (if applicable), overshadowing and wind impacts (including the preparation of a wind assessment where the concept development has a height above four storeys). A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.</li> <li>▪ Provide a solar access analysis of the overshadowing impacts of the concept development within the site, on surrounding properties and public spaces (during summer and winter solstice) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant).</li> </ul>	<p><b>Section 3.4</b></p> <p><b>Section 6.1</b></p> <p><b>Section 6.2</b></p> <p><b>Appendix I</b> (Design Report)</p> <p><b>Appendix L</b> (Visual Impact Assessment)</p> <p><b>Appendix M</b> (ESD Report)</p>
<b>6. Visual Impact</b>	
<ul style="list-style-type: none"> <li>▪ Provide a visual analysis of the concept development envelopes from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</li> <li>▪ Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the concept development on the existing catchment.</li> </ul>	<p><b>Section 6.2</b></p> <p><b>Section 6.4</b></p> <p><b>Appendix L</b> (Visual Impact Assessment)</p>

Item / Description	Document Reference
<b>7. Trees and Landscaping</b>	
<ul style="list-style-type: none"> <li>▪ Assess the number, location, condition and significance of trees to be removed and retained as a result of the anticipated concept development and note any existing canopy coverage to be retained on-site.</li> <li>▪ Provide a concept site-wide landscape plan, that: <ul style="list-style-type: none"> <li>– details the strategy of proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage.</li> <li>– details the inclusion of native vegetation communities that occur (or once occurred) in the locality and the use of local provenance species (trees, shrubs and groundcovers).</li> <li>– provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.</li> <li>– considers equity and amenity of outdoor play spaces.</li> <li>– demonstrates how the proposed concept development would: <ul style="list-style-type: none"> <li>• contribute to long term landscape setting in respect of the site and streetscape.</li> <li>• mitigate the urban heat island effect and ensure appropriate comfort levels on-site.</li> <li>• contribute to the objective of increased urban tree canopy cover including the replacement any trees that are removed at a ratio of greater than 1:1 and the planting of advanced sized trees.</li> <li>• maximise opportunities for green infrastructure, consistent with <i>Greener Places</i>.</li> </ul> </li> </ul> </li> </ul>	<p><b>Section 3.3</b></p> <p><b>Section 6.5</b></p> <p><b>Section 6.13</b></p> <p><b>Appendix OO</b> (Concept Landscape Plans)</p> <p><b>Appendix PP</b> (Stage 1 Landscape Plans)</p> <p><b>Appendix P</b> (BDAR)</p> <p><b>Appendix EE</b> (Arboricultural Impact Assessment)</p>
<b>8. Ecologically Sustainable Development (ESD)</b>	
<ul style="list-style-type: none"> <li>▪ Identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the EP&amp;A Regulation) are to be incorporated in the concept design and ongoing operation of the development.</li> <li>▪ Outline how the concept development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards and integrate environmental design strategies in accordance with the <i>Environmental Design in Schools Manual</i>.</li> </ul>	<p><b>Section 3.4</b></p> <p><b>Section 4.1</b></p> <p><b>Section 6.2</b></p> <p><b>Section 6.3</b></p>

Item / Description	Document Reference
<ul style="list-style-type: none"> <li>▪ Outline how the concept development minimises greenhouse gas emissions (reflecting the Government’s goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources.</li> <li>▪ Outline how the concept development would comply with the SEPP (Sustainable Buildings) 2022.</li> </ul>	<p><b>Appendix D</b> (Statutory Compliance Table)</p> <p><b>Appendix M</b> (ESD Report)</p> <p><b>Appendix I</b> (Design Report)</p>
<p><b>9. Traffic, Transport and Accessibility</b></p>	
<ul style="list-style-type: none"> <li>▪ Provide a transport and accessibility impact assessment, which includes: <ul style="list-style-type: none"> <li>– an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections.</li> <li>– an outline of the proposed concept development, including likely pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading.</li> <li>– an analysis of the impacts of the proposed concept development (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), potential queuing in drop-off/pick-up zones and bus bays during peak periods, identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict), and any cumulative impact from surrounding approved developments.</li> <li>– measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms (including proposed arrangements with local councils or government agencies) of delivery of any infrastructure improvements in accordance with relevant standards.</li> <li>– measures to promote sustainable travel choices for employees, students and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan.</li> </ul> </li> </ul>	<p><b>Section 4</b></p> <p><b>Section 6.9</b></p> <p><b>Appendix N</b> (Transport and Accessibility Impact Assessment)</p> <p><b>Appendix O</b> (Preliminary School Transport Plan)</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> <li>– a preliminary operational traffic and access management plan for the concept development, including drop-off/pick-up zones, number of bus movements, bus bays and their operations.</li> <li>▪ Traffic Counts Assessment <ul style="list-style-type: none"> <li>– This must include assessment of the school’s impacts on the surrounding road network.</li> <li>– Counts should not be undertaken close to school holidays or long weekends. Vehicle counts should be undertaken during a typical day to provide an accurate understanding of the existing traffic conditions.</li> </ul> </li> </ul>	<p><b>Section 4</b></p> <p><b>Section 6.9</b></p> <p><b>Appendix N</b> (Transport and Accessibility Impact Assessment)</p> <p><b>Appendix O</b> (Preliminary School Transport Plan)</p>
<b>10. Biodiversity</b>	
<ul style="list-style-type: none"> <li>▪ Assess any biodiversity impacts associated with the concept development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted or the site is on biodiversity certified land.</li> <li>▪ If the concept development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.</li> <li>▪ Prepare the BDAR in accordance with the Standard Environment and Heritage Group (EHG) Biodiversity Requirements (if applicable) (attached).</li> </ul>	<p><b>Section 6.10</b></p> <p><b>Appendix P</b> (BDAR)</p> <p><b>Appendix EE</b> (Arboricultural Impact Assessment)</p>
<b>11. Noise and Vibration</b>	
<ul style="list-style-type: none"> <li>▪ Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail operational noise (including any public-address system, events, and out of hours use of school facilities) and vibration impacts on nearby sensitive receivers and structures, considers noise intrusion, and outline the proposed management and mitigation measures that would be implemented.</li> </ul>	<p><b>Section 6.13</b></p> <p><b>Appendix Q</b> (Noise and Vibration Impact Assessment)</p>

Item / Description	Document Reference
<b>12. Ground and Water Conditions</b>	
<ul style="list-style-type: none"> <li>▪ Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site.</li> <li>▪ Provide an assessment of the potential impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets and watercourses.</li> <li>▪ Prepare the assessments in accordance with the Standard EHG Flooding Requirements (attached).</li> </ul>	<p><b>Section 6.14</b></p> <p><b>Appendix R</b> (Geotechnical Assessment Report – STEAM Building)</p> <p><b>Appendix S</b> (Geotechnical Assessment Report – Remaining Buildings)</p>
<b>13. Stormwater and Wastewater</b>	
<ul style="list-style-type: none"> <li>▪ Provide an overarching Integrated Water Cycle Management Plan for the development that: <ul style="list-style-type: none"> <li>– is prepared in consultation with the local council and any other relevant drainage or water authority.</li> <li>– includes details of the overall proposed concept drainage design for the site including any on-site treatment, reuse and detention facilities, water quality measures, and the nominated discharge points.</li> <li>– demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties.</li> <li>– considers climate change impacts, including increased rainfall intensity.</li> <li>– outlines any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed.</li> <li>– demonstrates water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed.</li> </ul> </li> </ul>	<p><b>Section 6.15</b></p> <p><b>Appendix T</b> (Integrated Water Management Plan)</p>

Item / Description	Document Reference
<b>14. Water Infrastructure Requirements</b>	
<ul style="list-style-type: none"> <li>▪ Provide details that demonstrate satisfactory arrangements for future drinking water, wastewater, and recycled water (if required).</li> <li>▪ Demonstrate that the development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property.</li> <li>▪ Demonstrate that the chosen tree species will not cause cracking or blockage of Sydney Water pipes.</li> </ul>	<p><b>Section 6.19</b></p> <p><b>Appendix T</b> (Integrated Water Management Plan)</p> <p><b>Appendix GG</b> (Infrastructure and Utilities Report)</p>
<b>15. Flooding Risk</b>	
<ul style="list-style-type: none"> <li>▪ Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the <i>NSW Floodplain Development Manual</i>.</li> <li>▪ Assess the impacts of the concept development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required.</li> <li>▪ Prepare the assessment in accordance with the Standard EHG Flooding Requirements (attached).</li> </ul>	<p><b>Section 6.15</b></p> <p><b>Appendix U</b> (Flood Risk Assessment)</p>
<b>16. Hazards and Risks</b>	
<ul style="list-style-type: none"> <li>▪ Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021.</li> <li>▪ Where required by Chapter 3 of SEPP (Resilience and Hazards) 2021, provide a Preliminary Hazard Analysis prepared in accordance with Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis.</li> </ul>	<p><b>Section 6.16</b></p> <p><b>Appendix V</b> (Preliminary Hazards Analysis)</p> <p><b>Appendix AA</b> (HAZMAT Survey)</p>

Item / Description	Document Reference
<b>17. Bush Fire Risk</b>	
<ul style="list-style-type: none"> <li>Provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection (NSW RFS, 2019).</li> </ul>	<p><b>Section 6.11</b></p> <p><b>Appendix W</b> (Bushfire Assessment)</p>
<b>18. Contamination and Remediation</b>	
<ul style="list-style-type: none"> <li>In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.</li> </ul>	<p><b>Section 6.16</b></p> <p><b>Appendix X</b> (Preliminary Site Investigation)</p> <p><b>Appendix LL</b> (Detailed Site Investigation)</p>
<b>19. Waste Management</b>	
<ul style="list-style-type: none"> <li>Provide details of an overall strategy to be implemented to manage, reuse, recycle and safely dispose of this waste.</li> <li>Identify appropriate servicing arrangements for the site.</li> </ul>	<p><b>Section 6.17</b></p> <p><b>Appendix Y</b> (Operational Waste Management Plan)</p> <p><b>Appendix Z</b> (Demolition and Construction Waste Management Plan)</p>
<b>20. Aboriginal Cultural Heritage</b>	
<ul style="list-style-type: none"> <li>Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site.</li> </ul>	<p><b>Section 6.6</b></p> <p><b>Appendix BB</b> (ACHAR)</p>

Item / Description	Document Reference
<b>21. Environmental Heritage</b>	
<ul style="list-style-type: none"> <li>▪ Where there is potential for direct or indirect impacts as a result of the concept development on the heritage significance of items of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</li> </ul>	<p><b>Section 6.7</b></p> <p><b>Section 6.8</b></p> <p><b>Appendix CC (HIS)</b></p> <p><b>Appendix DD (HAIA)</b></p>
<b>22. Social Impact</b>	
<ul style="list-style-type: none"> <li>▪ Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>.</li> </ul>	<p><b>Section 6.18</b></p> <p><b>Appendix FF (Social Impact Assessment)</b></p>
<b>23. Infrastructure Requirements and Utilities</b>	
<ul style="list-style-type: none"> <li>▪ In consultation with relevant service providers: <ul style="list-style-type: none"> <li>– assess the impacts of the concept development on existing utility infrastructure and service provider assets surrounding the site.</li> <li>– identify any infrastructure upgrades required on-site and off-site to facilitate the concept development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.</li> <li>– provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.</li> <li>– identify potential impacts to existing utility infrastructure, as a result of the concept development.</li> <li>– prepare the development in accordance with the advice provided by Endeavour Energy, including property tenure for easements that may need to be extended or modified (attached).</li> </ul> </li> </ul>	<p><b>Section 6.19</b></p> <p><b>Appendix GG (Infrastructure and Utilities Report)</b></p>

Item / Description	Document Reference
<b>24. Staging</b>	
<ul style="list-style-type: none"> <li>▪ Provide details of how the concept development would be staged (including staging of student increases and staff numbers if relevant) and any impacts mitigated.</li> </ul>	<p><b>Section 3.5</b></p> <p><b>Section 6</b></p>
<b>25. Contributions and Public Benefit</b>	
<ul style="list-style-type: none"> <li>▪ Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit.</li> <li>▪ Where the concept development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided.</li> </ul>	<p><b>Section 7</b></p>
<b>26. Engagement</b>	
<ul style="list-style-type: none"> <li>▪ Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: the relevant Department Assessment team, relevant local councils, any relevant agencies including Transport for NSW, Registered Aboriginal parties and the community.</li> <li>▪ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by S.4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation.</li> </ul>	<p><b>Section 5</b></p> <p><b>Appendix KK</b> (Engagement Outcomes Report)</p>

Item / Description	Document Reference
<b>Stage 1 Works</b>	
<b>1. Statutory Context</b>	
<ul style="list-style-type: none"> <li>▪ Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines.</li> <li>▪ Identify compliance with applicable development standards and provide a detailed justification for any non-compliances in relation to the Stage 1 works.</li> <li>▪ Address the requirements of any approvals applying to the Stage 1 works on the site, including any recommendation from any Gateway determination.</li> </ul>	<p><b>Section 1.3</b></p> <p><b>Section 2.3</b></p> <p><b>Section 4</b></p> <p><b>Appendix D</b> (Statutory Compliance Table)</p>
<b>2. Capital Investment Value and Employment</b>	
<ul style="list-style-type: none"> <li>▪ Provide a current detailed calculation of the capital investment value (CIV) of the concept development, prepared by a AIQS certified quantity surveyor or RICS chartered quantity surveyor in accordance with the <i>Planning Circular PS 21-020: Calculation of Capital Investment Value</i> including: <ul style="list-style-type: none"> <li>– a detailed calculation of the capital investment value (CIV) (as defined in Schedule 7 of the Regulation) of all stages of the proposal, including details of all assumptions and components from which the CIV calculation is derived.</li> <li>– the report prepared on company letterhead.</li> <li>– an estimate of jobs that will be created during the construction and operational phases of the proposed development.</li> <li>– certification that the information provided is accurate at the date of application.</li> </ul> </li> <li>▪ Provide an estimate of jobs that will be created during the construction and operational phases of the proposed concept development.</li> </ul>	<p><b>Section 3</b></p> <p><b>Section 4</b></p> <p><b>Appendix G</b> (QS Cost Summary Report)</p>

Item / Description	Document Reference
<b>3. Design Quality, Built Form and Urban Design</b>	
<ul style="list-style-type: none"> <li>▪ Demonstrate how the building will be achieved in accordance with the Design Quality Principles of the SEPP (Transport and Infrastructure) 2021 and the Design Guide for Schools including: <ul style="list-style-type: none"> <li>– how the proposed Stage 1 built form and uses addresses and responds to the context, site characteristics, streetscape, and existing and future character of the locality.</li> <li>– how the design will deliver a high-quality development including any signage, integration of services, and the principles of Crime Prevention through Environmental Design.</li> </ul> </li> <li>▪ Assess how the Stage 1 works comply with the relevant accessibility requirements.</li> </ul>	<p><b>Section 4</b></p> <p><b>Section 6.1</b></p> <p><b>Section 6.2</b></p> <p><b>Appendix B</b> (Concept Architectural Plans)</p> <p><b>Appendix C</b> (Stage 1 Architectural Plans)</p> <p><b>Appendix I</b> (Design Report)</p> <p><b>Appendix L</b> (Accessibility Report)</p>
<b>4. Environmental Amenity</b>	
<ul style="list-style-type: none"> <li>▪ Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces.</li> <li>▪ Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing (if applicable), overshadowing and wind impacts (including the preparation of a wind assessment where the Stage 1 buildings have a height above four storeys).</li> <li>▪ Provide a solar access analysis of the overshadowing impacts of the Stage 1 works within the site, on surrounding properties and public spaces (during summer and winter solstice) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant).</li> </ul>	<p><b>Section 3.4</b></p> <p><b>Section 6.1</b></p> <p><b>Section 6.2</b></p> <p><b>Appendix I</b> (Design Report)</p> <p><b>Appendix L</b> (Visual Impact Assessment)</p> <p><b>Appendix M</b> (ESD Report)</p>

Item / Description	Document Reference
<b>5. Visual Impact</b>	
<ul style="list-style-type: none"> <li>▪ Provide a visual analysis of the Stage 1 works from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</li> <li>▪ Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the Stage 1 works on the existing catchment.</li> </ul>	<p><b>Section 6.2</b></p> <p><b>Section 6.4</b></p> <p><b>Appendix L</b> (Visual Impact Assessment)</p>
<b>6. Traffic, Transport and Accessibility</b>	
<ul style="list-style-type: none"> <li>▪ Provide a transport and accessibility impact assessment, which includes: <ul style="list-style-type: none"> <li>– an outline of the proposed Stage 1 works, including likely pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading.</li> <li>– analysis of the impacts of the proposed Stage 1 works (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), potential queuing in drop-off/pick-up zones and bus bays during peak periods, identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict), and any cumulative impact from surrounding approved developments.</li> <li>– traffic counts assessment undertaken on a typical school day during school terms (outside of weekends or school holiday weeks).</li> <li>– details of the existing and proposed car parking on the site.</li> <li>– measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms (including proposed arrangements with local councils or government agencies) of delivery of any infrastructure improvements in accordance with relevant standards.</li> </ul> </li> </ul>	<p><b>Section 4</b></p> <p><b>Section 6.9</b></p> <p><b>Appendix N</b> (Transport and Accessibility Impact Assessment)</p> <p><b>Appendix O</b> (Preliminary School Transport Plan)</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> <li>– measures to promote sustainable travel choices for employees, students and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high-quality end-of-trip facilities, and implementing a Green Travel Plan.</li> <li>– a preliminary operational traffic and access management plan for the Stage 1 works, including drop-off/pick-up zones, number of bus movements, bus bays and their operations.</li> <li>▪ Provide a Construction Traffic Management Plan detailing predicted construction vehicle routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated.</li> </ul>	<p><b>Section 4</b></p> <p><b>Section 6.9</b></p> <p><b>Appendix N</b> (Transport and Accessibility Impact Assessment)</p> <p><b>Appendix O</b> (Preliminary School Transport Plan)</p>
<b>7. Noise and Vibration</b>	
<ul style="list-style-type: none"> <li>▪ Provide a quantitative assessment of the main noise and vibration generating noise sources and activities during construction and operation of the Stage 1 works in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines.</li> <li>▪ Outline measures to minimise and mitigate the potential construction and operational noise impacts on nearby sensitive receivers including proposed management and mitigation measures that would be implemented.</li> </ul>	<p><b>Section 6.13</b></p> <p><b>Appendix Q</b> (Noise and Vibration Impact Assessment)</p>
<b>8. Waste Management</b>	
<ul style="list-style-type: none"> <li>▪ Identify, quantify and classify the likely construction and operational waste streams to be generated during construction and operation of the Stage 1 works.</li> <li>▪ Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste and identify appropriate servicing arrangements for the site.</li> </ul>	<p><b>Section 6.17</b></p> <p><b>Appendix Y</b> (Operational Waste Management Plan)</p> <p><b>Appendix Z</b> (Demolition and Construction Waste Management Plan)</p>

Item / Description	Document Reference
<b>9. Construction, Operation and Staging</b>	
<ul style="list-style-type: none"> <li>▪ Provide details of existing and proposed operations, including staff and student numbers in a year by year breakdown, any before/after school care services and/or community use of school facilities, numbers of staff living on site and numbers of boarding students.</li> <li>▪ Provide details of how construction and operation of the school would be managed, and any impacts mitigated during the ongoing construction works.</li> <li>▪ Identify proposed construction hours associated with the Stage 1 works and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.</li> </ul>	<p><b>Section 1.3</b></p> <p><b>Section 3.5</b></p>
<b>10. Sediment, Erosion and Dust Controls</b>	
<ul style="list-style-type: none"> <li>▪ Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</li> </ul>	<p><b>Section 6.15</b></p> <p><b>Appendix II</b> (Sediment and Erosion Control Plan)</p>
<b>11. Contamination and Remediation</b>	
<ul style="list-style-type: none"> <li>▪ In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.</li> </ul>	<p><b>Section 6.16</b></p> <p><b>Appendix X</b> (Preliminary Site Investigation)</p> <p><b>Appendix LL</b> (Detailed Site Investigation)</p>

Item / Description	Document Reference
<b>12. Hazards and Risks</b>	
<ul style="list-style-type: none"> <li>▪ Where there are dangerous goods and hazardous materials associated with the Stage 1 works provide a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021.</li> <li>▪ Where required by Chapter 3 of SEPP (Resilience and Hazards) 2021, provide a Preliminary Hazard Analysis prepared in accordance with Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis.</li> </ul>	<p><b>Section 6.16</b></p> <p><b>Appendix V</b> (Preliminary Hazards Analysis)</p> <p><b>Appendix AA</b> (HAZMAT Survey)</p>
<b>13. Bush Fire Risk</b>	
<ul style="list-style-type: none"> <li>▪ Provide a bush fire assessment for Stage 1 works that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection (NSW RFS, 2019).</li> </ul>	<p><b>Section 6.11</b></p> <p><b>Appendix W</b> (Bushfire Assessment)</p>
<b>14. Trees and Landscaping</b>	
<ul style="list-style-type: none"> <li>▪ Assess the number, location, condition and significance of trees to be removed and retained as a result of the anticipated Stage 1 works and note any existing canopy coverage to be retained on-site.</li> <li>▪ Provide a Stage 1 site-wide detailed landscape plan, that: <ul style="list-style-type: none"> <li>– details the strategy of proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage.</li> <li>– details the inclusion of native vegetation communities that occur (or once occurred) in the locality and the use of local provenance species (trees, shrubs and groundcovers).</li> <li>– provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.</li> <li>– considers equity and amenity of outdoor play spaces.</li> <li>– demonstrates how the proposed Stage 1 works would: <ul style="list-style-type: none"> <li>• contribute to long term landscape setting in respect of the site and streetscape.</li> <li>• mitigate the urban heat island effect and ensure appropriate comfort levels on-site.</li> </ul> </li> </ul> </li> </ul>	<p><b>Section 3.3</b></p> <p><b>Section 6.5</b></p> <p><b>Section 6.13</b></p> <p><b>Appendix OO</b> (Concept Landscape Plans)</p> <p><b>Appendix PP</b> (Stage 1 Landscape Plans)</p> <p><b>Appendix P</b> (BDAR)</p> <p><b>Appendix EE</b> (Arboricultural Impact Assessment)</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> <li>• contribute to the objective of increased urban tree canopy cover including the replacement any trees that are removed at a ratio of greater than 1:1 and the planting of advanced sized trees.</li> <li>▪ maximise opportunities for green infrastructure, consistent with <i>Greener Places</i>.</li> </ul>	<p><b>Appendix NN</b> (Landscape Design Report)</p>
<p><b>15. Ecologically Sustainable Development (ESD)</b></p>	
<ul style="list-style-type: none"> <li>▪ Identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the EP&amp;A Regulation) are be incorporated in the Stage 1 design and ongoing operation of the development.</li> <li>▪ Outline how the Stage 1 works will meet or exceed the relevant industry recognised building sustainability and environmental performance standards and integrate environmental design strategies in accordance with the <i>Environmental Design in Schools Manual</i>.</li> <li>▪ Outline how the Stage 1 works minimises greenhouse gas emissions (reflecting the Government’s goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources, both during construction and in operation.</li> </ul>	<p><b>Section 3.4</b>  <b>Section 4.1</b>  <b>Section 6.2</b>  <b>Section 6.3</b>  <b>Appendix D</b> (Statutory Compliance Table)  <b>Appendix M</b> (ESD Report)  <b>Appendix I</b> (Design Report)</p>
<p><b>16. Biodiversity</b></p>	
<ul style="list-style-type: none"> <li>▪ Assess any biodiversity impacts associated with the Stage 1 works in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>, including the preparation of a Stage 1 BDAR, unless a waiver is granted, or the site is on biodiversity certified land.</li> <li>▪ If the Stage 1 works is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.</li> <li>▪ Preparation of the BDAR in accordance with the Standard EHG Biodiversity Requirements (attached).</li> </ul>	<p><b>Section 6.10</b>  <b>Appendix P</b> (BDAR)  <b>Appendix EE</b> (Arboricultural Impact Assessment)</p>

Item / Description	Document Reference
<b>17. Noise and Vibration</b>	
<ul style="list-style-type: none"> <li>▪ Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise (including any public-address system, events, and out of hours use of school facilities) and vibration impacts on nearby sensitive receivers and structures, considers noise intrusion, and outline the proposed management and mitigation measures that would be implemented.</li> <li>▪ Provide a quantitative assessment of the main noise and vibration generating noise sources and activities during construction in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines.</li> <li>▪ Outline measures to minimise and mitigate the potential construction noise impacts on nearby sensitive receivers including proposed management and mitigation measures that would be implemented.</li> </ul>	<p><b>Section 6.13</b></p> <p><b>Appendix Q</b> (Noise and Vibration Impact Assessment)</p>
<b>18. Ground and Water Conditions</b>	
<ul style="list-style-type: none"> <li>▪ Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site.</li> <li>▪ Provide an assessment of the potential impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets and watercourses.</li> <li>▪ Preparation of the assessments in accordance with the Standard EHG Flooding Requirements (attached).</li> </ul>	<p><b>Section 6.14</b></p> <p><b>Appendix R</b> (Geotechnical Assessment Report – STEAM Building)</p> <p><b>Appendix S</b> (Geotechnical Assessment Report – Remaining Buildings)</p>
<b>19. Stormwater and Wastewater</b>	
<ul style="list-style-type: none"> <li>▪ Provide an overarching Integrated Water Cycle Management Plan for the Stage 1 works that: <ul style="list-style-type: none"> <li>– is prepared in consultation with the local council and any other relevant drainage or water authority.</li> <li>– details the proposed drainage design for the site including any on-site treatment, reuse and detention facilities, water quality measures, and the nominated discharge points.</li> </ul> </li> </ul>	<p><b>Section 6.15</b></p> <p><b>Appendix T</b> (Integrated Water Management Plan)</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> <li>– demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties.</li> <li>– considers climate change impacts, including increased rainfall intensity.</li> <li>– outlines any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed.</li> <li>– demonstrates water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed.</li> </ul>	<p><b>Section 6.15</b></p> <p><b>Appendix T</b> (Integrated Water Management Plan)</p>
<b>20. Water Infrastructure Requirements</b>	
<ul style="list-style-type: none"> <li>▪ Provide details that demonstrate satisfactory arrangements for drinking water, wastewater, and recycled water (if required).</li> <li>▪ Demonstrate that the development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property.</li> <li>▪ Demonstrate that the chosen tree species will not cause cracking or blockage of Sydney Water pipes.</li> </ul>	<p><b>Section 6.19</b></p> <p><b>Appendix T</b> (Integrated Water Management Plan)</p> <p><b>Appendix GG</b> (Infrastructure and Utilities Report)</p>
<b>21. Flooding Risk</b>	
<ul style="list-style-type: none"> <li>▪ Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the <i>NSW Floodplain Development Manual</i>.</li> <li>▪ Assess the impacts of the Stage 1 works, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required.</li> <li>▪ Preparation of the assessments in accordance with the Standard EHG Flooding Requirements.</li> </ul>	<p><b>Section 6.15</b></p> <p><b>Appendix U</b> (Flood Risk Assessment)</p>

Item / Description	Document Reference
<b>22. Waste Management</b>	
<ul style="list-style-type: none"> <li>▪ Identify, quantify and classify the likely waste streams to be generated during construction and operation of the Stage 1 development.</li> <li>▪ Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</li> <li>▪ Identify appropriate servicing arrangements for the site.</li> </ul>	<p><b>Section 6.17</b></p> <p><b>Appendix Y</b> (Operational Waste Management Plan)</p> <p><b>Appendix Z</b> (Demolition and Construction Waste Management Plan)</p>
<b>23. Aboriginal Cultural Heritage</b>	
<ul style="list-style-type: none"> <li>▪ Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts of the Stage 1 works on any Aboriginal cultural heritage values on the site.</li> </ul>	<p><b>Section 6.6</b></p> <p><b>Appendix BB</b> (ACHAR)</p>
<b>24. Environmental Heritage</b>	
<ul style="list-style-type: none"> <li>▪ Where there is potential for direct or indirect impacts as a result of the Stage 1 works on the heritage significance of items of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</li> </ul>	<p><b>Section 6.7</b></p> <p><b>Section 6.8</b></p> <p><b>Appendix CC</b> (HIS)</p> <p><b>Appendix DD</b> (HAIA)</p>
<b>25. Social Impact</b>	
<ul style="list-style-type: none"> <li>▪ Provide a Social Impact Assessment for the Stage 1 works prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>.</li> </ul>	<p><b>Section 6.18</b></p> <p><b>Appendix FF</b> (Social Impact Assessment)</p>

Item / Description	Document Reference
<b>26. Infrastructure Requirements and Utilities</b>	
<ul style="list-style-type: none"> <li>▪ In consultation with relevant service providers: <ul style="list-style-type: none"> <li>– assess the impacts of the Stage 1 works on existing utility infrastructure and service provider assets surrounding the site.</li> <li>– identify any infrastructure upgrades required on-site and off-site to facilitate the Stage 1 works and any arrangements to ensure that the upgrades will be implemented on time and be maintained.</li> <li>– provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.</li> <li>– identify potential impacts to existing utility infrastructure, as a result of the Stage 1 works.</li> </ul> </li> </ul>	<p><b>Section 6.19</b></p> <p><b>Appendix GG</b> (Infrastructure and Utilities Report)</p>
<b>27. Contributions and Public Benefit</b>	
<ul style="list-style-type: none"> <li>▪ Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit.</li> <li>▪ Where the Stage 1 works proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided.</li> </ul>	<p><b>Section 7</b></p>
<b>28. Engagement</b>	
<ul style="list-style-type: none"> <li>▪ Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: the relevant Department assessment team, relevant local councils, any relevant agencies, including Transport for NSW, Registered Aboriginal parties and the community.</li> <li>▪ If the Stage 1 works would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation.</li> </ul>	<p><b>Section 5</b></p> <p><b>Appendix KK</b> (Engagement Outcomes Report)</p>