

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 5314
Proposal Name	Pymble Ladies College - New Aquatic & Fitness Centre, Sports Ground, Car Parking, Dining Room, Health Care & Wellbeing Centre.
Development Description	Staged development application for Pymble Ladies College, including: • detailed plans for Stage 1 comprising a new Aquatic and Fitness Centre incorporating a 50m pool, grandstand seating, administration and staff areas and fitness centre. • conceptual plans for Stages 2 to 4 comprising: ○ Stage 2 - Relocation of synthetic hockey field with car parking below for 240 cars ○ Stage 3 - New Dining and Function Centre and associated landscape works to accommodate boarding students and to cater for 600 seat functions for college and community events ○ Stage 4 – New Health Care and Wellbeing Centre and associated landscape and paving works.
Location	20 Avon Road, Pymble
Applicant	Pymble Ladies College
Date issued originally	2 July 2012
Date modified	25 September 2012
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>. 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 measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.
Key Issues	The EIS for the staged development application at Pymble Ladies College must address the following specific matters: 1. Statutory and Strategic Context – including: Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including: • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy (Sydney Harbour Catchment) 2005; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy No. 19 – Bushland in Urban Areas • Ku-ring-gai Planning Scheme Ordinance; and • Ku-ring-gai Local Environmental Plan (Town Centres) 2010

	<i>Note: notwithstanding the NSW Land & Environment Court decision on 28 July 2011 declaring the Ku-ring-gai Local Environmental Plan (Town Centres) 2010 invalid, consideration should be given to the relevant provisions of the LEP that would otherwise be applicable to the development.</i> Address the relevant planning provisions, goals and strategic planning objectives in the following: • NSW 2021; • Metropolitan Plan for Sydney 2036; • North Subregion Draft Subregional Strategy; • Ku-ring-gai Council DCP 31 – Access; • Ku-ring-gai Council DCP 40 - Construction and demolition waste management; • Ku-ring-gai Council DCP 43 – Car Parking Code; • Ku-ring-gai Council DCP 47 – Water Management; • NSW Bike Plan; and • Planning Guidelines for Walking and Cycling. 2. Built Form and Urban Design • Address the height, bulk and scale of the proposed development within the context of the locality. • Address design quality, with specific consideration of the overall site layout, connection with the existing adjacent school buildings, axis, vistas and connectivity, open spaces and edges, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of colours, including an assessment against the Crime Prevention Through Environmental Design Principles. 3. Land uses • Identify the aspects of the development that are for school and educational use, and aspects of the proposal that are to operate for community use on a commercial basis. Identify how the two uses will be managed having regard to the statutory planning controls and the operational aspects of the proposal. 4. Amenity • Assess solar access, overshadowing, view loss, visual privacy, servicing requirements (including but not limited to, waste management, loading zones, mechanical plant), acoustic impacts and wind impacts. A high level of environmental amenity for land uses immediately adjacent and the surrounding residential areas must be demonstrated. 5. Ecologically Sustainable Development (ESD) • Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development. • Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. 6. Noise • Identify and provide a quantitative assessment of the main noise generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.
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→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Interim Construction Noise Guideline (DECC)*

7. Transport and Accessibility

Construction:

- Detail access arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycleway or traffic impacts.
- Details regarding car parking arrangements during construction, including the displacement of visitor and staff car parking. Alternative off-site arrangements should be made for staff and construction workers.

Operational:

- Detail how the development has taken into consideration, and contributes to the achievement of, travel choices and transport objectives contained in NSW 2021, Metropolitan Plan for Sydney 2036 and the North Subregion Draft Subregional Strategy.
- Assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling), including the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behavioural change initiatives), and the provision of facilities to increase non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the site by public transport.
- Provide details of the daily and peak vehicle movements likely to be generated by the development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required). Key intersections to be examined/modelled include:
 - Pacific Highway and Beechworth Road; and
 - Pacific Highway and Livingstone Avenue.
- Detail the proposed access and parking provisions associated with the proposed development, including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
- Detail the proposed number of car parking spaces and compliance with appropriate parking codes.
- Detail the proposed service vehicle movements (including vehicle type and the likely arrival and departure times).

8. Flora and Fauna

- Undertake a fauna and flora survey of the site in accordance with OEH Threatened Species Survey and Assessment Guidelines.
- Address impacts on flora and fauna, including threatened species, populations and endangered ecological communities (EEC) and their habitats and steps taken to mitigate any identified impacts to protect the environment.
- Provide a description of any remnant EEC on site, including a description of their condition, disturbance history and recovery capacity. The report must clearly map and quantify the area of any EEC proposed to be removed and/or modified. It should also include a discussion of the connectivity of the site and the potential of the proposal to increase fragmentation and isolation of any threatened species, populations or their habitats.
- Any impacts on threatened species, populations and endangered ecological communities need to be assessed, evaluated and reported on. Impacts that cannot be avoided or mitigated must be adequately offset in accordance with OEH Principles for the use of biodiversity offsets in NSW.
- The assessment should identify whether there are any relevant Matters of

	National Environmental Significance and if so, whether the proposal has been referred to the Commonwealth or already determined to be a controlled action. → <i>Relevant Policies and Guidelines:</i> • <i>Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities – Working Draft (DEC, 2004)</i> • <i>Threatened Species Survey and Assessment Guidelines: Field Survey Methods and Fauna – Amphibians (DECCW, 2009)</i> • <i>Principles for the use of biodiversity offsets in NSW (DECC, 2008)</i> 9. Bushfire Demonstrate compliance with the relevant provisions of Planning for Bushfire Protection (PBP) 2006. 10. Sediment, Erosion and Dust controls (Construction and Excavation) Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles. → <i>Relevant Policies and Guidelines:</i> • <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> 11. Utilities • In consultation with relevant agencies, the EIS shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure through the preparation of an Infrastructure Management Plan. • Prepare an Integrated Water Management Plan detailing any proposed alternative water supply, proposed end users of potable and non-potable water, demonstration of water sensitive urban design and water conservation measures. 12. Staging Details regarding the staging of the proposed development (if proposed). 13. Contributions Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement. 14. Flooding An assessment of any flood risk on site and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity. 15. Drainage Details of the drainage associated with the proposal, including stormwater, drainage infrastructure and OSD, which shall be designed in consultation with Ku-ring-gai Council and must avoid any adverse impacts on downstream properties. 16. Waste Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.
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	Heritage If relevant, a statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual. 17. Aboriginal Heritage If relevant, the EIS shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • Architectural drawings; • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries; • Site Analysis Plan; • Stormwater Concept Plan; • Shadow Diagrams; • View Analysis / Photomontages; • Landscape Plan; • Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan; • Plan of Management for community use of facilities on site; • Geotechnical and Structural Report; • Arborist Report; and • Schedule of materials and finishes.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • Ku-ring-gai Council • Office of Environment and Heritage • Rural Fire Service • Sydney Water The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided
Further consultation after 2 years	If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director General in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.