

Director General's Environmental Assessment Requirements

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

Application Number	SSD 6454
Development description	Staged development application for SCECGS Redlands School, including: • concept proposal for the staged development of the school in six stages, comprising demolition, new buildings, alterations and additions, access arrangements, circulation and landscaping; and • detailed plans for first stage development comprising Stage 1A – Transition/Pre-construction works and Stage 1B – Monford Place Learning Hub.
Location	SCECGS Redlands School, 272 Military Road, Cremorne
Applicant	SCECGS Redlands Ltd
Date of Issue	23 April 2014
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: • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity; and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. The EIS must be accompanied by a report from a qualified quantity surveyor providing: • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: 1. Statutory and Strategic Context – including: Address the statutory provisions applying to the concept proposal 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 No.55 – Remediation of Land;

- State Environmental Planning Policy No.33 – Hazardous and Offensive Development; and
- North Sydney Local Environmental Plan 2013.

Permissibility

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

Development Standards

Identify compliance with the development standards applying to the site.

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW 2021;
- Draft Metropolitan Strategy for Sydney to 2031;
- Inner North Subregion Draft Subregional Strategy;
- NSW Long Term Transport Master Plan 2012;
- NSW Bike Plan;
- Planning Guidelines for Walking and Cycling; and
- Healthy Urban Development Checklist, NSW Health.

2. Built Form and Urban Design

Concept Proposal

- A site analysis shall be prepared identifying how the proposed development will integrate into the surrounding context.
- The EIS shall provide a building envelop study to provide justification for the proposed built forms and uses.
- The EIS shall include plans and building envelopes of the concept proposal detailing height, density, bulk and scale, setbacks in relation to the surrounding development and streetscape.
- The EIS shall establish appropriate design guidelines and development parameters within the context of the school campus and the locality, including but not limited to:
 - o site layout;
 - o gross floor area;
 - o building footprints;
 - o height and massing of the building envelopes; and
 - o open spaces and tree plants master plan.

First Stage

- Address the height, bulk, scale and setbacks of the proposed development within the context of the locality, surrounding development, topography and streetscape.
- Demonstrate design quality of the proposed development, with specific consideration of site layout, connectivity, open spaces and edges, interface with the public domain, gateways, facades, rooftop, massing, setbacks, building articulation, materials, choice of colours, signage or signage envelopes and an assessment against the Crime Prevention through Environmental Design principles.
- Detail how services, including but not limited to, waste management, loading zones, mechanical plant are integrated into the design of the development.

3. Environmental and Residential Amenity

Assess solar access, overshadowing, visual privacy, servicing requirements (including waste management, loading zones and mechanical plant), acoustic impacts and wind impacts. A high level of environmental and residential amenity for land uses immediately adjacent and the surrounding residential areas must be demonstrated in the EIS for the concept proposal and first stage.

4. Staging

The EIS shall provide details regarding the staging of the proposed development, including details of proposed student and staffing numbers at each development stage.

5. Transport and Accessibility

A Traffic and Transport Impact Assessment shall be prepared in accordance with RMS's Guide to Traffic Generating Developments and address the following:

Concept Proposal

- The EIS shall provide an estimate of the total daily and peak hour trips generated by staff and students at each stage of the staged development, including vehicle, public transport, pedestrian and cycle trips. Identify accurate details of the current and future daily vehicle movements and assess the impacts of the traffic generated on the local road network, including intersection capacity and any potential need for upgrading or road works, having regard to local planning controls.
- Detail existing pedestrian and cycle movements within the vicinity of and to the site, and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access.
- The EIS shall detail proposed access arrangements at all stages of operation and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks.
- Describe the measures to be implemented to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan.
- Demonstrate how users of the development will be able to make travel choices that support the achievement of State Plan targets.
- The EIS shall demonstrate the provision of appropriate on-site car parking and pickup and drop-off facilities.

First Stage Construction

- Detail construction access arrangements and measures to mitigate any associated pedestrian, cycle, public transport or traffic impacts.
- Details regarding car parking arrangements during construction, including the displacement of visitor and staff car parking. Alternative parking arrangements (on or off site) should be made for staff and construction workers.

First Stage Operational

- Detail proposed first stage operational access arrangements and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks.
- Demonstrate the provision of appropriate on-site car parking and pickup and drop-off facilities, having regard to the availability of public transport and compliance with requirements of relevant car parking codes and Australian Standards (i.e. turn paths, sign distance requirements, aisle widths, etc).
- Details of delivery, servicing and loading arrangements.

→ *Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Developments (RTA)*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
- *NSW Planning Guidelines for Walking and Cycling*
- *Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development.*

6. 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 (including water sensitive urban design) and energy. 7. Noise and Vibration Identify the main noise and vibration generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land. → <i>Relevant Policies and Guidelines:</i> • <i>NSW Industrial Noise Policy (EPA)</i> • <i>Interim Construction Noise Guideline (DECC)</i> • <i>Assessing Vibration: A Technical Guideline 2006</i> 8. Heritage • Where relevant, the EIS shall include a statement of significance and an assessment of the impact on the heritage significance of any heritage items (including 7 Cranbrook Avenue and 11 Cranbrook Avenue) and/or conservation areas in accordance with the guidelines in the NSW Heritage Manual. • Where relevant, the assessment shall address any archaeological potential and significance on the site and the impacts the development may have on this significance. 9. Aboriginal Heritage Where 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. 10. Sediment, Erosion and Dust Controls Identify 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. Flora and Fauna Where relevant, address impacts on flora and fauna, including known and potentially occurring threatened species, populations and endangered ecological communities and their habitats. 12. Utilities • Preparation of an Infrastructure Management Plan in consultation with council and relevant agencies, detailing information on the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure shall be addressed. • Preparation of an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. 13. Contributions Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.
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	14. Flooding As 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 The EIS shall provide a stormwater concept plan for the staged development and drainage details associated with the first stage, including stormwater and drainage infrastructure. 16. Servicing and Waste Identify, quantify and classify the likely waste streams to be generated during each construction stage 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.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • Architectural drawings (Concept and First Stage); • Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings • Site analysis plan; • Shadow diagrams (Concept and First Stage); • View analysis/photomontage (Concept and First Stage); • Stormwater Concept Plan; • Landscape Plan (Concept and First Stage); • Preliminary Construction Management Plan, inclusive of a Construction Traffic Management Plan; • Geotechnical and Structural Report; and • Schedule of materials and finishes.
Consultation	During the preparation of the EIS, you must consult with the relevant local (North Sydney Council), State or Commonwealth Government authorities, service providers, community groups and affected landowners. 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.