



Planning & Environment

Mr Juha Havukainen
Project Manager
Farrell Coyne Projects
Bond 5, Suites 3 & 4
18 Hickson Road
WALSH BAY NSW 2000

Contact: Megan Fu
Phone: 02 9228 6531
Fax: 02 9228 6540
Email: megan.fu@planning.nsw.gov.au
Our ref: SSD 6484
File: 14/06724

Dear Mr Havukainen

SEARs for MLC Burwood Senior School Centre (SSD 6484) 45 Park Road, Burwood

Please find attached a copy of the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the MLC Burwood Senior School Centre at 45 Park Road, Burwood. These requirements have been prepared in consultation with relevant government agencies and are based on the information you have provided to date. I have also attached a copy of the government agencies' comments for your information. Please note that the Secretary may alter these requirements at any time.

If you do not lodge a DA and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS for the development, the department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the Environmental Planning and Assessment Regulation 2000, including the SEARs. The department will require you to submit an amended EIS if it does not adequately address these requirements.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to them. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

I would appreciate it if you would contact the department at least two weeks before you propose to submit your EIS. This will enable the department to determine the:

- applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*);
- consultation and public exhibition arrangements; and
- number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

1 draft
5 hard
5 electronic

Your contact officer for this proposal, Megan Fu, can be contacted on 9228 6531 or via email at megan.fu@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely



Chris Ritchie

A/Director

Industry, Key Sites and Social Projects

as delegate for the Secretary

14/5/14

Secretary'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 6484
Proposal Name	MLC Burwood Senior School Centre
Location	45 Park Street, Burwood
Applicant	MLC School
Date of Issue	14 May 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; and • Burwood Local Environmental Plan 2012. <i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.

	<i>Development Standards</i> Identify compliance with the development standards applying to the site. 2. Policies Address the relevant planning provisions, goals and strategic planning objectives in the following: • NSW 2021; • Draft Metropolitan Strategy for Sydney 2031; • NSW Long Term Transport Master Plan 2012; • NSW Bike Plan; • Planning Guidelines for Walking and Cycling; and • Healthy Urban Development Checklist, NSW Health. 3. Built Form and Urban Design • Address the height, bulk, scale and setbacks of the proposed development within the context of the locality, the school campus, the heritage item(s), surrounding development, topography and streetscape. • Demonstrate design quality, with specific consideration of the overall site layout, connectivity, open spaces and edges, interface with the public domain, gateways, facades, rooftop, massing, setbacks, building articulation, materials, colours and signage or signage envelopes. • Detail how services, including but not limited to, waste management, loading zones, mechanical plant are integrated into the design of the development. 4. Environmental Amenity Provide information detailing the provision of solar access and any overshadowing impacts, acoustic impacts, privacy, view loss and wind impacts. A high level of environmental amenity 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. • Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice. • Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy. 6. 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> 7. Transport and Accessibility Include a transport and accessibility assessment, which details: • existing pedestrian and cycle movements within the vicinity of the site; • estimate the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and cycle trips; • the adequacy of public transport to meet the likely future demand of the proposed development; • measures to promote travel choices that support the achievement of State
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	targets, such as a location-specific sustainable travel plan; - the daily and peak vehicle movements impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required); - the proposed access arrangements and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks; - the proposed parking provisions associated with the proposed development, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards; - the proposed service vehicle movements (including vehicle type and the likely arrival and departure times); and - access and car parking arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycleway, public transport or traffic impacts. → <i>Relevant Policies and Guidelines:</i> <i>Guide to Traffic Generating Developments (RTA)</i> <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> <i>NSW Planning Guidelines for Walking and Cycling</i> <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> 8. Heritage Include a statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas in accordance with the guidelines in the NSW Heritage Manual. 9. Contamination Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → <i>Relevant Policies and Guidelines:</i> <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> 10. Utilities - Prepare an Infrastructure Management Plan in consultation with 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. - Prepare 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. 11. Staging Provide details regarding the staging of the proposed development. 12. Contributions Address Council's Section 94A Contribution Plan and/or details of any Voluntary Planning Agreement. 13. Flooding Provide 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. 14. Drainage Detail drainage associated with the proposal, including stormwater and
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	drainage infrastructure. 15. Servicing and 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.
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, including plans for excavation; • Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • Site analysis plan; • Shadow diagrams; • Arborist Report; • Access Impact Statement; • View analysis/photomontage; • Acid Sulfate Soil Assessment; • Stormwater Concept Plan; • Sediment and Erosion Control Plan; • Landscape Plan; • 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 Burwood 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 SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.



**Transport
for NSW**



PCU53079

David Gibson
Team Leader, Industry, Social Projects and Key Sites
Planning and Infrastructure
GPO Box 39
Sydney NSW 2001



Attention: Megan Fu

**Requests for Director General Requirements (DGRs) for MLC Burwood Senior School
Centre (SSD 6484), 45 Park Road, Burwood**

Dear Mr Gibson

Thank you for your letter dated 11 April 2014 requesting Transport for NSW (TfNSW) provide input into the Director General Requirements (DGRs) for MLC Senior School Centre (SSD 6484).

The DGRs contains most of the relevant traffic, parking and access requirements and issues that need to be addressed in the Environmental Assessment for the proposed development. TfNSW recommends the following additions/amendments to the DGRs.

Section 7: Transport and Accessibility

- Replace Dot point 9 with "access and car parking arrangements at all stages of construction."
- Add "assessment of pedestrian safety with the increased construction vehicles on the road network adjacent to the school and recommend pedestrian safety measures."
- Add "assessment and details of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of impact."

Should you have any questions regarding this matter, please contact Mark Ozinga on 8202 2198 or Mark.Ozinga@transport.nsw.gov.au

Yours sincerely

2/5/14

Mark Ozinga
**Manager, Land Use and Transport Planning
Planning and Programs**

CD14/07691



Transport
Roads & Maritime
Services

23 April 2014

Roads and Maritime Reference: SYD14/00380(A6597207)
Council Ref: SSD 6484

Team Leader – Industry, Key Sites and Social Projects
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Department of Planning
Received
30 APR 2014

Scanning Room

Attention: Megan Fu

**REQUEST FOR DIRECTOR GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (DGRS)
FOR BURWOOD SENIOR SCHOOL CENTRE 45 PARK ROAD, BURWOOD**

Dear Mr Gibson,

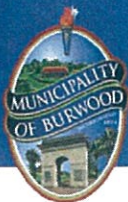
I refer to Department's letter of 11 April 2014 (Ref: SSD 6484) requesting the Roads and Maritime Services (Roads and Maritime) to provide details of key issues and assessment requirements for inclusion in the Director General's Environmental Assessment (EA) Requirements (DGR's) for the abovementioned development.

RMS has reviewed the Draft DGR's and it covers all of the issues Roads and Maritime wishes the applicant to address in the EA. Therefore, Roads and Maritime does not require any additional requirements to be addressed in the EA.

Further enquiries on this matter can be directed to the nominated Development Assessment Officer Xi Lin on phone 8849 2906 or via email at xi.lin@rms.nsw.gov.au.

Yours sincerely,

Owen Hodgson
Manager Land Use
Network and Safety, Network Management



Department of Planning
Received
30 APR 2014
Scanning Room

Mr. David Gibson
Team Leader
Industry, Key Sites and Social Projects
NSW Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Trim No: 14/19341

24 April 2014

Dear Mr Gibson

45 Park Rd Burwood – MLC Burwood Senior School (SSD 6484)– Request for DGRs

In refer to your letter dated 11 April 2014 in respect of the above development. I would advise that Council has provided pre-DA advice to the applicant in January of this year regarding this proposal. The relevant advice provided to the applicant is set out below and Council is of the view that the advice provided would form the basis of any environmental assessment requirements.

State Environmental Planning Policy (SEPP) (Infrastructure) 2007

- Under Clause 32 various State Government standards documents for schools will need to be considered in determination of the application. These must be addressed in the Development Application documentation.

BLEP 2012 Zoning

- The site is zoned R2 Low Density Residential.
- Educational establishments (the definition includes schools) are permitted with consent.
- The development application will be assessed primarily under the BLEP 2012.

BLEP 2012 Development Standards

Clause 4.3 - Height of buildings

- The maximum height limit in the R2 zone is 8.2m. This limit is most relevant to residential scale development that predominates in this zone.
- It is noted from your Pre-DA documentation that existing buildings on the site already exceed this limit. Building work outlined in the Pre-DA will as well, but new development is proposed to not exceed the height of existing buildings.
- The application will need to include a request and present a case under Clause 4.6 of the BLEP for departure from the maximum height limit standard. Responses to public notification of the application will be relevant to Council's assessment of the building height issue.
- Overall, the building heights proposed in the Pre-DA may be acceptable. The main issues will be potential impacts on other adjoining low density residential development in the zone, and consistency of scale with existing school buildings, including heritage-listed buildings.

- Particular concerns are raised about potential impacts of overlooking and reduced privacy on the dwelling houses located immediately to the north of the proposed new teaching and learning building, in particular to the balconies where student noise and overlooking are potential issues. Noise abatement and privacy screening of residential properties to the north are considered necessary. The finish to the solar/ privacy screens and reflectivity matters need to be given consideration. Justification will need to be provided that this building cannot be lowered to reduce its impact in the north east corner.

Clause 4.4 Floor space ratio

- The maximum floor space ratio in the R2 zone is 0.55:1. This limit is most relevant to residential scale development that predominates in this zone.
- It is noted from your Pre-DA documentation that:
 - The proposal involves both demolition of and construction of new floor area.
 - Overall there will be an increase in total floor area.
 - The FSR is indicated as rising by 0.08 from 0.8:1 to 0.88:1.
 - No increase in student numbers is proposed.
 - The proposal will free up and consolidate open space on the site.
- The proposed FSR may be acceptable. However the DA will need to provide full details of floor space calculations and the site area basis of the calculations.
- The application will need to include a request and present the case under Clause 4.6 of the BLEP for departure from the maximum FSR limit. Responses to public notification will be relevant to Council's assessment of the FSR issue.

Clause 5.10 Heritage conservation

- The site contains existing Heritage Items listed in the BLEP 2012 and there are other Items in the vicinity.
- The DA is required to include a Heritage Impact Statement prepared by a suitably qualified heritage professional.

BDCP 2013

There are no objectives, standards or other controls in the BDCP specifically for schools. The DA assessment would have regard to requirements applying to permitted development in the R2 zone. It is noted that the Pre-DA documentation refers to BDCP requirements for Residential flat buildings, and this may be a further useful reference point for the proposed development.

Boundary setbacks

- Park Road: it is noted that the new building fronting Park Road adopts a setback generally consistent with existing school building alignments in this street (2.3 to 7.3m) and with dwellings fronting Park Road. A school sports field and open space occupies the land across Park Road from the new building. The proposed setback of the new building to Park Road appears to be acceptable.
 - Northern boundary in Park Road: it is noted that the Pre-DA plans indicate a
 - minimum 5m setback at ground and level 1, and an additional setback on level 2 with a screened roof terrace. These setbacks provide a minimum 6.7m building separation from the dwelling house adjoining to the north. Privacy screening is proposed on the building's northern facade and tree planting in the setback area.
- The major concerns here are the effectiveness of the façade screening and the impacts of the break-out balconies on the effective management of adverse overlooking and privacy impacts for the dwelling to the north. In addition the ground level setback area along the northern boundary appears mostly to be paved for

pedestrian access, and low rise trees are indicated. These arrangements may not provide adequate screening.

- Grantham Street: it is noted that new building work here will be aligned to match existing buildings on this street, although the redeveloped "Middle year" building appears have a reduced street setback than presently. The proposed setbacks are likely to be acceptable however the DA will need to demonstrate integration of the building designs with existing school architectural themes in Grantham Street, and address potential concerns about the adequacy of screening of the new building facades in terms in respect of potential impacts on development on the western side of Grantham Street.

A playing field separates the main building fronting Grantham Street from dwelling houses on land immediately to the north. Setbacks and associated issues are unlikely to be problematic in this location.

- Responses to public notification will be relevant to Council's assessment of the boundary setback issue.

Parking

The Pre-DA documentation indicates no increase in staff or student numbers as a result of the proposed work. It says that presently there is no parking on the senior campus, and reliance is placed on the existing parking supply on the junior campus.

In Council's experience concerns about the on-street parking impacts and set down/pick up arrangements are likely to arise as substantial issues from the public notification of the DA. The application therefore should be supported by a detailed traffic and transport report that has regard to the BDCP. It will need to confirm the adequacy of current arrangements or make new proposals to increase on-site parking and improve set down/pick up arrangements.

Development contribution

Council's Section 94A Development Contributions Plan effective from 1 September 2012 applies to all new development in the Burwood Council Area. For developments over \$200,000 construction cost, the Plan levies a contribution of 1%. A Quantity Surveyor's Statement on the Cost of Investment Value (CIV) will need to be submitted with the development application.

School site

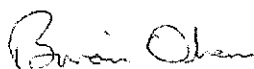
It is noted that the senior school campus comprises a multiplicity of small lots. Council would require the consolidation of the lots into one lot.

Stormwater Disposal

The Stormwater Drainage Design must be designed by a qualified civil/hydraulic engineer, in accordance with Council's Stormwater Management Code. Connections are to be to Council's nearest suitable underground drainage system.

Should you require further information or clarification on these matters please call me on 99119870 during business hours.

Yours sincerely



Brian Olsen
Manager Building & Development