

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 7413
Proposal Name	New Grafton Correctional Centre
Development description	<p>Staged development application for a new Grafton Correctional Centre, including:</p> <ul style="list-style-type: none"> • concept proposal for the development, including layout and building envelopes for the buildings and associated works; and • concurrent first stage of the development comprising construction of early works, including site preparation works and road works.
Location	313 Avenue Road, Lavadia (Lot 26 DP 751376 and Lot 1 DP 1190399)
Applicant	Infrastructure NSW, on behalf of the Department of Justice
Date of Issue	21 December 2015
General Requirements	<p>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data • consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); and • measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV; • an estimate of jobs that will be created during the construction and operational phases of the proposed development; and • certification that the information provided is accurate at the date of preparation.
Key issues	<p><u>Concept proposal</u></p> <p>The EIS must address the following specific matters:</p> <p>1. Statutory Context – including: Address the statutory provisions applying to the concept proposal contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State & Regional Development)

	<p>2011;</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No.55 – Remediation of Land; and • Clarence Valley Local Environmental Plan 2011. <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify compliance with the development standards applying to the site. Justify any development standards not being met.</p> <p><i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> <p>2. Policies and Guidelines Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW State Priorities; • NSW Long Term Transport Master Plan 2012; and • Clarence Valley Settlement Strategy 1999. <p>3. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Provide a building envelope study to provide justification for the proposed built forms. • Establish appropriate design guidelines and development parameters within the context of the locality, including but not limited to: <ul style="list-style-type: none"> ○ site layout, including security fencing and walls; ○ gross floor area; ○ building footprints; ○ height and massing/building envelopes; ○ site access; and ○ landscaping and tree planting. <p>4. Amenity Assess amenity impacts on surrounding locality, including view impacts and acoustic impacts.</p> <p>5. Social and Economic Impact Address both social and economic costs and benefits of the proposal through a specialist social and economic assessment.</p> <p>6. Staging Details regarding the staging of the proposed development, including the number of staff and inmates at each stage.</p> <p>7. Transport and Accessibility Prepare a transport and accessibility impact assessment, which must address the following:</p> <ul style="list-style-type: none"> • an estimate of the daily and peak hour vehicle movements impact on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity and consideration for a 10 year horizon, and the need/associated funding for upgrading or road improvement works (if required);
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	<ul style="list-style-type: none"> • detail proposed operational access arrangements and measures to mitigate any associated traffic and road safety impacts and impacts on the road network, public transport and pedestrian and cycle networks; • demonstrate the provision of appropriate on-site car and bicycle parking, 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.) and • service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type, routes and the likely arrival and departure times). <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (RMS)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>Austrroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> • <i>Cycling Aspects of Austrroads Guides</i> <p>8. Flora and Fauna Biodiversity impacts related to the proposed development are to be assessed.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Clarence Valley Council's Biodiversity Management Strategy 2010</i> <p>9. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • 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. <p>10. Aboriginal Heritage Address Aboriginal Heritage in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.</p> <p>11. Bushfire Address bushfire hazard and prepare a report that addresses the requirements for Special Fire Protection Purpose Development as detailed in Planning for Bush Fire Protection 2006 guidelines.</p> <p>12. Utilities Prepare an Infrastructure Management Plan detailing the existing capacity and any augmentation requirements of the development for the provision of utilities, including wastewater management. The Plan shall also detail staging of any infrastructure works.</p> <p>13. Water Sources Assess impacts on groundwater, including groundwater quality, quantity and connectivity.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>NSW Aquifer Interference Policy (NOW, 2012)</i> • <i>NSW State Rivers and Estuary Policy (1993)</i> • <i>NSW Guidelines for Controlled Activities on Waterfront Land (DPI, 2012)</i> <p>14. Drainage Provide a stormwater concept plan detailing how water quality and quantity</p>
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	<p>impacts on drainage systems would be managed.</p> <p>15. Flooding Assess 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.</p> <p><u>Construction Early Works (first stage)</u></p> <p>The EIS for the construction early works must address the following specific matters:</p> <p>1. Transport and Accessibility</p> <ul style="list-style-type: none"> • Detail access arrangements for the first stage of construction and measures to mitigate any associated pedestrian, cycleway or traffic impacts, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact. Identify any cumulative impacts from other approved developments in the vicinity. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guide to traffic generating developments (RMS)</i> <p>2. Noise and Vibration</p> <p>Identify and provide a quantitative assessment of the main noise and vibration generating sources and activities during the first stage of construction. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Interim Construction Noise Guideline (DECC)</i> • <i>Assessing Vibration: A Technical Guideline 2006</i> <p>3. Waste</p> <p>Preparation of a Waste Management Strategy that identifies, quantifies and classifies the likely waste streams to be generated during the first stage of construction works and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</p>
<p>Plans and Documents</p>	<p>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.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Architectural drawings, including wall/fencing plan, and dimensions and RLs (Concept and Stage 1); • Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • Site analysis plan; • View analysis/photomontage (Concept); • Sediment and Erosion Control Plan (Stage 1); • Landscape Plan, including identifying any trees to be removed and trees to be retained or transplanted (Concept and Stage 1); • Preliminary Construction Management Plan, inclusive of a Construction Traffic Management Plan (Stage 1); • Geotechnical and Structural Report; • Acid Sulphate Soils Management Plan (if required); and • Arborist Report.
<p>Consultation</p>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers,</p>

	<p>community groups and affected landowners. In particular you must consult with:</p> <ul style="list-style-type: none"> • Clarence Valley Council; and • Roads and Maritime Services. <p>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.</p>
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.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.