

APPENDIX A - SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Item / Description	Document Reference
Landowners consent Provide written consent from all landowners, where required, for the proposed works, including any relevant enabling infrastructure works on or adjacent to the site.	Landowners' consent from Pymble Ladies' College has been provided. No works are proposed adjacent to the site.
Contamination In relation to Contamination and Remediation, if required, provide a Remediation Action Plan (RAP) including Interim Audit Advice from an EPA-accredited Site Auditor certifying the RAP as appropriate.	No RAP is required. A Preliminary Site Investigation and Detailed Site Investigation are provided at Appendix JJ and Appendix KK respectively.
Fire Safety Provide a report detailing compliance with Fire & Rescue NSW Fire Safety Guidelines, Position Statements (available at https://www.fire.nsw.gov.au/page.php?id=9145), and any other relevant requirements. Please contact Fire & Rescue NSW at firesafety@fire.nsw.gov.au for details of the applicable requirements.	Appendix Z.
Cumulative Impact Provide a cumulative impact assessment that evaluates the project's impact on the entire campus holistically, including, but not limited to, implications for the school's operation, visual impact, construction and operation traffic conflicts, and combined impact from other development projects at various stages in proximity.	Section 6 of the EIS
Hazards and Risks If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline and prepare a hazard analysis (pipeline).	N/A
Community Engagement Provide a detailed community engagement table, identifying where the issues raised by the community during engagement have been addressed in the EIS.	Appendix M
Consultation Provide a consolidated list of consultation activities with relevant public agencies, authorities and Council including the following details: - o dates of consultation. - o the contact representative's details including name and title. - o information provided by the Applicant as part of the consultation. - o details of the information provided to the Applicant in response to the consultation.	Appendix D
Detailed Mitigation Measures Provide a consolidated table of all detailed mitigations measures for the project (excluding any mitigation measures that are built into the physical layout and design of the project and captured in the project description). The detailed mitigation measures must include a reference to the technical or other source of the mitigation measure commitment.	Appendix C
Content and Guidance	

Item / Description	Document Reference
Any 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 the State Significant Development Guidelines	Addressed throughout EIS
The EIS must also be accompanied by: high quality files of maps and figures of the subject site and proposal	Throughout EIS
A report from a qualified quantity surveyor providing a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2021</i>) 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 the applicable GST component of the CIV. an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development and certification that the information provided is accurate at the date of preparation.	Appendix E
Key Issues and Documentation	
1. Statutory Context - Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. - Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. - Provide an explanation of how the development as described in the EIS is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences. - Address the requirements of any approvals applying to the site, including any concept approval, any endorsed or draft master plan, precinct plan or any recommendation from a Gateway determination. - Provide an accurate summary of the detailed assessment of the impacts of the project and integrate the findings and recommendations of technical reports into the justification and evaluation of the project as a whole.	Section 1.5, Section 4 and Appendix B
2. Estimated Development Cost and Employment - Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report. - Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided.	EDC Report (Appendix E)
3. Design Quality - Demonstrate how the development will achieve: - design excellence in accordance with any applicable EPI provisions. - good design in accordance with the seven objectives for good design in Better Placed. - Demonstrate that the development: - where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or - in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the <i>NSW SDRP: Guidelines for Project Teams</i>. - Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement.	Architectural Plans (Appendix F) Architectural Design Report (Appendix G)
4. Built Form and Urban Design	Architectural Plans (Appendix F)

Item / Description	Document Reference
▪ Demonstrate how design quality will be achieved in accordance with the Education SEPP Design Quality Principles and the Design Guide for Schools, including: – how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. – how the building design will deliver a high-quality development, including consideration of façade design, articulation, roof design, materials, finishes, colours, any signage, integration of services, and the principles of Crime Prevention through Environmental Design. ▪ Assess how the development complies with the relevant accessibility requirements.	Design Report (Appendix G) Survey Plan (Appendix H) Building Code of Australia Compliance Report (Appendix X) Accessibility Report (Appendix Y)
5. Environmental Amenity ▪ 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. ▪ Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts (including the preparation of a wind assessment where the 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. ▪ Provide a solar access analysis of the overshadowing impacts of the 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).	Design Report (Appendix G) Qualitative Wind Assessment (Appendix AA)
6. Visual Impact ▪ Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. ▪ Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.	Visual Impact Assessment (Appendix K)
7. Trees and Landscaping ▪ Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. ▪ Provide a detailed site-wide landscape plan, that: – details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). – provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. – considers equity and amenity of outdoor play spaces. – demonstrates how the proposed development would: • contribute to long term landscape setting in respect of the site and streetscape. • mitigate the urban heat island effect and ensure appropriate comfort levels on-site. • contribute to the objective of increased urban tree canopy cover. • maximise opportunities for green infrastructure, consistent with <i>Greener Places</i> and having regard to any bush fire risk.	Arboricultural Impact Assessment (Appendix R) Landscape Plan (Appendix I)
8. Ecologically Sustainable Development (ESD)	ESD Report (Appendix EE)

Item / Description	Document Reference
▪ Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are be incorporated in the design and ongoing operation of the development. ▪ Demonstrate how the 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>. ▪ Demonstrate how the 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. ▪ If Chapter 3 of SEPP (Sustainable Buildings) 2022 applies: – demonstrate how the development has been designed to address the provisions set out in Chapter 3.2(1). – provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development in accordance with section 35BA of the EP&A Regulation. – provide a net zero statement (as defined in section 35C of the EP&A Regulation) that includes: • evidence of how the development will either be fossil fuel-free after the occupation of the development commences or transition to be fossil fuel-free by 1 January 2035. • details of any renewable energy generation and storage infrastructure implemented and any passive and technical design features that minimise energy consumption. • estimations of annual energy consumption for the building and amount of emissions relating to energy use in the building (if information is available).	NABERS Embodied Emissions Materials Form (Appendix GG) Net Zero Statement (Appendix HH)
9. Traffic, Transport and Accessibility	
▪ Provide a transport and accessibility impact assessment, which includes: – 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. – details of the proposed development, including 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. – analysis of the impacts of the proposed development during construction and operation (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. – 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. – 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. – a preliminary operational traffic and access management plan for the development, including drop-off/pick-up zones, bus bays and their operations. ▪ 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.	Transport and Accessibility Impact Assessment (Appendix N) Preliminary Construction Traffic Management Plan (Appendix O) Green Travel Plan (Appendix P)

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10. Biodiversity - Assess any biodiversity impacts associated with the 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. - If the 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.	Biodiversity Development Assessment Report (Appendix S)
11. Noise and Vibration 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.	Noise and Vibration Impact Assessment (Appendix CC)
12. Ground and Water Conditions - Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils. - Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on: - surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses. - groundwater resources in accordance with the <i>Groundwater Guidelines</i>.	Geotechnical Assessment (Appendix II) Acid Sulfate Soils Management Plan (Appendix NN)
13. Water Management - Provide an Integrated Water Management Plan for the development that: - is prepared in consultation with the local council and any other relevant drainage or water authority. - outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision). - details the proposed drainage design (stormwater and wastewater) for the site including any on-site treatment, reuse and detention facilities, water quality measures, and nominated discharge points. - demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts. - Where water and drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority.	Integrated Water Management Plan (Appendix OO)
14. Flood Risk - Identify the flood planning level as set out in the relevant council LEP or SEPP and identify any: - flood risks on site having regard to adopted flood studies - the potential effects of climate change, and - any relevant provisions of the <i>NSW Flood Risk Management Manual</i>. - Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the <i>Flood Impact and Risk Assessment Guideline - LU01</i> (FIRA guide). When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.	Flood Risk Assessment (Appendix QQ)

Item / Description	Document Reference
Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	
15. Hazards and Risks - 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. - Where required by SEPP (Resilience and Hazards) 2021, provide a Preliminary Hazard Analysis prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis</i> and <i>Multi-Level Risk Assessment</i>. - If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis.	Preliminary Hazard Analysis (Appendix LL)
16. Contamination and Remediation 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.	Preliminary Site Investigation (Appendix JJ)
17. Waste Management - Identify, quantify and classify the likely waste streams to be generated during construction and operation. - Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste in accordance with any council waste management requirements. - Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site. - If buildings are proposed to be demolished or altered, provide a hazardous materials survey.	Waste Management Plan (Appendix DD) Hazardous Material Survey (Appendix MM)
18. Aboriginal Cultural Heritage Provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts to any Aboriginal cultural heritage sites or values associated with the site.	Aboriginal Cultural Heritage Assessment Report (Appendix T)
19. Environmental Heritage Where there is potential for direct or indirect impacts on the heritage significance 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.	Statement of Heritage Impact and Archaeological Assessment (Appendix W)
20. Social Impact - Provide a Social Impact Assessment that: - is prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>. - is targeted and proportionate to the project's context and likely impacts.	Social Impact Assessment (Appendix L)

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21. Infrastructure Requirements and Utilities - In consultation with relevant service providers: - assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. - identify any infrastructure required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. - 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.	Preliminary Utilities Infrastructure Assessment Report (Appendix RR)
22. Bush Fire Risk If the development is on mapped bush fire prone land, or a bush fire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>.	Bush Fire Assessment (Appendix PP)
23. Aviation - If the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS. - If the site contains or is adjacent to a HLS, assess the impacts of the development on that HLS.	Not Required.
24. Construction, Operation and Staging - Provide details of existing (if relevant) and proposed operations, including staff and student numbers, any before/after school care services and/or community use of school facilities. - If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.	Construction Management Plan (Appendix AA)
25. Contributions and Public Benefit - 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. - Where the 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.	Section 4.3
26. Engagement - 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 projects. In particular, applicants must consult with: - the relevant Department assessment team. - any relevant local councils. - any relevant agencies, including Transport for NSW - the community. - if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	Engagement Report (Appendix Y)

