

## 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*

<b>Application Number</b>	SSD 7919
<b>Proposal Name</b>	Redevelopment of Loreto School
<b>Development Description</b>	<p>Staged development application for redevelopment of Loreto School including:</p> <ul style="list-style-type: none"> <li>• concept proposal for the staged redevelopment of the school over three stages, including demolition, building envelopes for new buildings, alterations and additions to improve access arrangements and landscaping works; and</li> <li>• concurrent first stage of the development comprising demolition and construction of an Innovation Centre and gymnasium extension in the western precinct and alteration and additions across the campus to improve access, including vertical connection pods.</li> </ul>
<b>Location</b>	85 Carabella Street, Kirribilli (Lot 200 DP 1166282)
<b>Applicant</b>	Artazan Property Group
<b>Date of Issue</b>	22 September 2016
<b>General Requirements</b>	<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"> <li>• adequate baseline data</li> <li>• consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); and</li> <li>• measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment</li> </ul> <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• an estimate of jobs that will be created during the construction and operational phases of the proposed development; and</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul>

<p><b>Key issues</b></p>	<p><b><u>Concept Proposal</u></b></p> <p>The EIS must address the following specific matters:</p> <p><b>1. Statutory Context</b> – 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"> <li>• State Environmental Planning Policy (State &amp; Regional Development) 2011;</li> <li>• State Environmental Planning Policy (Infrastructure) 2007;</li> <li>• State Environmental Planning Policy No.55 – Remediation of Land; and</li> <li>• North Sydney Local Environmental Plan 2013.</li> </ul> <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"> <li>• <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i></li> </ul> <p><b>2. Policies and Guidelines</b> Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• NSW State Priorities;</li> <li>• A Plan for Growing Sydney;</li> <li>• NSW Long Term Transport Master Plan;</li> <li>• Sydney's Bus Future 2013;</li> <li>• Sydney's Cycling Future 2013;</li> <li>• Sydney's Walking Future 2013; and</li> <li>• Healthy Urban Development Checklist, NSW Health.</li> </ul> <p><b>3. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>• Provide a building envelope study to justify the proposed built form.</li> <li>• Establish appropriate design guidelines and development parameters within the context of the locality, including but not limited to: <ul style="list-style-type: none"> <li>○ site layout;</li> <li>○ gross floor area;</li> <li>○ building footprints;</li> <li>○ height and massing of the building envelopes; and</li> <li>○ open spaces, landscaping and tree planting.</li> </ul> </li> <li>• Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment and adjoining heritage items.</li> </ul> <p><b>4. Amenity</b> Assess amenity impacts on the surrounding locality, including view impacts, overshadowing and acoustic impacts.</p>
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## 5. Staging

Provide details regarding the staging of the proposed development.

## 6. Transport and Accessibility

Prepare a transport and accessibility impact assessment including, but not limited to the following:

- the existing and proposed pedestrian and bicycle movements and facilities within the vicinity of the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles;
- an estimate of the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips;
- the adequacy of public transport to meet the likely future demand of the proposed development;
- impact of the proposed development on existing and future public transport infrastructure within the vicinity of the site;
- measures to promote travel choices that support sustainable travel, such as a location-specific sustainable travel plan, provision of end-of-trip facilities, green travel plans and wayfinding strategies;
- the daily and peak (AM, PM and events) transport trip movements impact on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for upgrading or road improvement works (if required);
- the proposed active transport access arrangements and connections to public transport services;
- the proposed access arrangements, including car and bus pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and bicycle networks;
- proposed car and bicycle parking provision, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards; and
- service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times).

→ *Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Developments (RMS)*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
- *Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development*
- *Cycling Aspects of Austroads Guides*
- *NSW Planning Guidelines for Walking and Cycling*
- *NSW Bicycle Guidelines (RMS)*
- *Development Near Rail Corridors and Busy Roads – Interim Guideline*

## 7. Noise and Vibration

Identify and provide a quantitative assessment of the main noise and vibration generating sources during operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*

	<p><b>8. Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.</li> </ul> <p><b>9. Heritage</b></p> <ul style="list-style-type: none"> <li>• Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the site in accordance with the guidelines in the NSW Heritage Manual.</li> <li>• Address any archaeological potential and significance on the site and the impacts the development may have on this significance.</li> </ul> <p><b>10. Aboriginal Heritage</b> Where relevant, address Aboriginal Cultural Heritage in accordance with the <i>Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW</i> (OEH, 2011) and <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010</i>.</p> <p><b>11. Contributions</b> Address Council's Section 94A Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p><b>12. Flooding</b> 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><b><u>Stage 1</u></b></p> <p>The EIS for the construction early works must address the following specific matters:</p> <p><b>1. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>• Address the height, bulk, scale and setbacks of the proposed development within the context of the locality, surrounding development, topography and streetscape.</li> <li>• Demonstrate design quality of the proposed development, with specific consideration of site layout, connectivity, open spaces and edges, massing, building separation, building articulation, materials, choice of colours and an assessment against the Crime Prevention through Environmental Design principles.</li> <li>• Detail how services, including but not limited to, waste management, loading zones, mechanical plant are integrated into the design of the development.</li> </ul> <p><b>2. Amenity</b> Assess amenity impacts on the surrounding locality, including view impacts, overshadowing and acoustic impacts.</p> <p><b>3. Transport and Accessibility</b> Detail access arrangements for construction of Stage 1 and measures to mitigate any associated pedestrian, cyclist or traffic impacts, including the preparation of a preliminary Construction Traffic</p>
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	<p>Management Plan (CTMP) to demonstrate the proposed management of the impact. The CTMP should also consider cumulative impacts associated with other construction activities and assess road safety at any key intersections subject to heavy vehicle movements and high pedestrian activity.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Guide to traffic generating developments (RMS)</i></li> </ul> <p><b>4. Noise and Vibration</b></p> <p>Identify and provide a quantitative assessment of the main noise and vibration generating sources and activities during the construction of Stage 1. 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"> <li>• <i>Interim Construction Noise Guideline (DECC)</i></li> <li>• <i>Assessing Vibration: A Technical Guideline 2006</i></li> </ul> <p><b>5. Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>• Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.</li> <li>• Demonstrate that the Stage 1 of the development has been assessed against a suitably accredited rating scheme to meet industry best practice.</li> </ul> <p><b>6. Drainage</b></p> <p>Provide a stormwater concept plan detailing how water quality and quantity impacts on drainage systems would be managed.</p> <p><b>7. Waste</b></p> <p>Preparation of a Waste Management Strategy that identifies, quantifies and classifies the likely waste streams to be generated during construction works for Stage 1 and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</p>
<p><b>Plans and Documents</b></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"> <li>• Architectural drawings, including dimensions and RLs (Concept and Stage 1);</li> <li>• Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries;</li> <li>• Site Analysis Plan;</li> <li>• Stormwater Concept Plan (Stage 1);</li> <li>• Sediment and Erosion Control Plan (Stage 1);</li> <li>• Shadow Diagrams (Concept and Stage 1);</li> <li>• View Analysis / Photomontages (Concept and Stage 1);</li> <li>• Landscape Plan, including identifying any trees to be removed and trees to be retained or transplanted (Concept and Stage 1);</li> <li>• Preliminary Construction Management Plan, inclusive of a Preliminary CTMP detailing vehicle routes, number of trucks, hours of operation, access arrangements, parking arrangements and traffic control measures at all stages of</li> </ul>

	<p>construction (Stage 1);</p> <ul style="list-style-type: none"> <li>• Geotechnical and Structural Report (Stage 1);</li> <li>• Accessibility Report (Stage 1);</li> <li>• Arborist Report;</li> <li>• Acoustic Report;</li> <li>• Acid Sulphate Soils Management Plan (if required); and</li> <li>• Schedule of materials and finishes (Stage 1).</li> </ul>
<b>Consultation</b>	<p>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:</p> <ul style="list-style-type: none"> <li>• North Sydney Council; and</li> <li>• Transport for NSW.</li> </ul> <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>
<b>Further consultation after 2 years</b>	<p>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.</p>
<b>References</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p>