

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 8368
Proposal Name	New Grafton Correctional Centre Stage 2 – Design, Construction and Operation
Location	313 Avenue Road, Lavadia (Lot 26 DP 751376 and Lot 1 DP 1190399)
Applicant	Northern Pathways
Date of Issue	28 April 2017
General Requirements	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). 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 key issues below, and any other significant issues identified in the risk assessment, must include: • 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. The EIS must also 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 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	The EIS must address the following specific matters: 1. Statutory and Strategic Context – including: Address the statutory provisions contained in all relevant environmental planning instruments, including: • <i>State Environmental Planning Policy (State & Regional Development) 2011</i>; • <i>State Environmental Planning Policy (Infrastructure) 2007</i>; • <i>State Environmental Planning Policy No 33 – Hazardous and Offensive Development</i>; • <i>State Environmental Planning Policy No.55 – Remediation of</i>

	<i>Land; and</i> • <i>Clarence Valley Local Environmental Plan 2011.</i> <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 and provide justification for any contravention of the development standards. <i>Grafton Correctional Centre Concept Proposal</i> In accordance with section 83D(3) of the <i>Environmental Planning and Assessment Act 1979</i>, demonstrate that the proposal is not inconsistent with the development consent granted for the Grafton Correctional Centre concept proposal (SSD 7413). 2. Policies Address the relevant planning provisions, goals and strategic planning objectives in the following: • NSW Premier's and State Priorities; • North Coast Regional Plan; • Rebuilding NSW – State Infrastructure Strategy 2014; • NSW Long Term Transport Master Plan 2012; and • Clarence Valley Settlement Strategy 1999. 3. Built Form and Urban Design • Address the height, bulk and scale, and setbacks of the proposal in relation to the locality and the surrounding development, topography, having particular regard to the surrounding locality to the north. • Address design quality, with specific consideration of the overall site layout, setbacks, building form, materials, colours and perimeter landscaping. • Provide details of any tree removal, retention or relocation, proposed plantings that should be indigenous and of local provenance where possible and the benefits of the proposed landscape elements. 4. Visual Impacts Provide a visual impact assessment and visual analysis of the proposal from key viewpoints for both day and night time conditions. The assessment must identify, assess and document views from visually sensitive areas including residential properties, the public domain and from the new Pacific Highway corridor that could potentially be impacted by the proposal. 5. Environmental Amenity Detail amenity impacts including acoustic impacts, visual privacy, view sharing/loss and lighting impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated. 6. Transport and Accessibility Include a transport and accessibility assessment, which details, but is not limited to, the following: • an estimate of the total daily and peak hour vehicle trips generated by the proposal; • measures to promote travel choices that support sustainable
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	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) vehicle movements impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required), in particular the analysis should include the following intersections: - Avenue Road and Eight Mile Lane; - The existing Pacific Highway and Eight Mile Lane; - Old Six Mile Lane and the existing highway; and - Old Six Mile Lane and Avenue Road. - the proposed sustainable transport access arrangements and connections to public transport services, including consideration of provision of a regular bus service; - the proposed access arrangements, including car and bus pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts; - 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; - service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); - construction and operational traffic impacts on stock routes; and - traffic and transport impacts during construction, including cumulative impacts and/or conflict with the Pacific Highway upgrade works, and how these impacts will be mitigated for any associated traffic, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact. → <i>Relevant Policies and Guidelines:</i> <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</i> <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> <i>Development Near Rail Corridors and Busy Roads – Interim Guideline</i> <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> <i>Austroads Guide to Road Design</i> 7. Social and Economic Impact Include an assessment of the social and economic impacts of the proposal in accordance with requirements set out in the concept proposal approval, including potential impacts on the adjoining properties and the ongoing use of the adjoining land for rural activities, commercial and leisure. 8. Biodiversity Demonstrate the proposal is consistent with the Biodiversity Offset Strategy for the site. If any biodiversity remains post Stage 1 works, biodiversity impacts related to the proposal are to be assessed and documented in accordance with the Framework for Biodiversity Assessment, unless otherwise agreed by OEH, by a person accredited in accordance with s142B(1)(c) of the <i>Threatened Species Conservation Act 1995</i>. 9. Ecologically Sustainable Development (ESD) - Detail how ESD principles (as defined in clause 7(4) of Schedule
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	2 of the <i>Environmental Planning and Assessment Regulation 2000</i>) will be incorporated in the design and ongoing operation phases of the proposal. • Demonstrate that the proposal 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. → <i>Relevant Policies and Guidelines:</i> • <i>NSW Government Resource Efficiency Policy</i> 10. Noise and Vibration Identify and provide a quantitative assessment of the main noise and vibration generating sources during construction and operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding residential properties. → <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> 11. Contamination Demonstrate that the site is suitable for the proposed use in accordance with <i>State Environmental Planning Policy No.55 – Remediation of Land</i> (SEPP 55). → <i>Relevant Policies and Guidelines:</i> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> 12. Wastewater Management • Provide details of the wastewater management system for the proposal in accordance with requirements set out in the concept proposal approval, including feasibility of on-site treatment and re-use and/or any alternate methods of discharge or disposal. • Provide a quantitative and qualitative assessment of the air quality and odour impacts of the proposal, including impacts on any surrounding receivers, including details of measures and procedures to minimise and manage the generation and off-site transmission of impacts associated with on-site wastewater management. → <i>Relevant Policies and Guidelines:</i> • <i>Protection of the Environment Operations Act 1997</i> 13. Sediment, Erosion and Dust Controls (Construction and Excavation) Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles, including a Soil and Water Management Plan prepared in accordance with the Blue Book. → <i>Relevant Policies and Guidelines:</i> • <i>Managing Urban Stormwater, Soils and Contribution 4th Edition (Landcom)</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollution in NSW EPA</i> 14. Utilities • Preparation of an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation requirements of the development
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	for the provision of utilities, including staging of infrastructure. • Preparation of an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, water balance assessment and water sensitive urban design. 15. Staging Provide details regarding staging of the proposal. 16. Contributions Address Council's Section 94A Contribution Plan and/or details of any Voluntary Planning Agreement. 17. Bushfire Address bushfire hazard and prepare a report that addresses the requirements for Special Fire Protection Purpose Development as detailed in <i>Planning for Bush Fire Protection 2006</i>. 18. Water Sources • Assess the construction and operational impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts. → <i>Relevant Policies and Guidelines:</i> • <i>Guidelines for Controlled Activities on Waterfront Land (DPI)</i> 19. Drainage and Flooding • Detail the drainage system for the proposal. • Assess any potential flood risks on-site associated with the proposal and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including: - o the potential effects of climate change, sea level rise and increase in rainfall intensity; - o details of flood prone land, the flood planning area, and hydraulic categorisation (floodway and flood storage areas); - o any impacts the proposal may have on the social and economic cost to the community as a consequence of flooding; and - o details of measures to manage risk to life from flood and emergency management/evacuation measures for all flood events and any impacts the proposal may have on existing community emergency management arrangements for flooding. 20. 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. Reducing the quantum of solid waste to landfill and increasing opportunities of solid waste recycling should be a key focus of this project and opportunities for on-site waste sorting and processing should be considered. • 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 (dimensioned and including RLs); • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries; • Site Analysis Plan; • Stormwater Concept Plan; • Soil and Water Management Plan in accordance with the Blue Book; • View Analysis / Photomontages (for both day and night time conditions); • Landscape Plan (identifying any trees to be removed and trees to be retained or transplanted); • Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures; • Geotechnical and Structural Report; • Accessibility Report; • Arborist Report; • Acoustic Report; • Acid Sulphate Soils Management Plan (if required); and • Schedule of materials and finishes.
Consultation	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: • Clarence Valley Council; and • Roads and Maritime Services, including Pacific Complete. 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.