

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 8790
Proposal Name	Alterations and Additions to Parramatta West Public School
Location	Auburn and Young Street, Parramatta
Applicant	NSW Department of Education
Date of Issue	Reissued 24 January 2018
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 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 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 (completed, underway or proposed); 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 contained in all relevant environmental planning instruments, including: • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy No. 64 – Advertising and Signage; and • Holroyd Local Environmental Plan 2013.

	Permissibility Detail the nature and extent of any prohibitions that apply to the development. Development Standards Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards. 2. Policies Address the relevant planning provisions, goals and strategic planning objectives in the following: • NSW State Priorities; • A Plan for Growing Sydney; • NSW Long Term Transport Master Plan 2012; • Sydney's Cycling Future 2013; • Sydney's Walking Future 2013; • Sydney's Bus Future 2013; • Crime Prevention Through Environmental Design (CPTED) Principles; • Healthy Urban Development Checklist, NSW Health; • Greater Sydney Commission's Draft Central City District Plan; • Holroyd Development Control Plan 2013; and • City of Parramatta Council's Disability Inclusion Action Plan. 3. Operation • Provide details of the existing and proposed school operations, including staff and student numbers (existing and proposed), school hours of operation, and operational details of any proposed before/after school care services and/or community use of school facilities. • Provide a detailed justification of suitability of the site to accommodate the proposal and increase in student and staff capacity. • Where relevant, detail how Parramatta West Public School will continue to operate during construction activities, including proposed mitigation measures. 4. Built Form and Urban Design • Address the height, density, bulk and scale, setbacks of the proposal in relation to the surrounding developments, topography, streetscape and any public open spaces. • Address the impact of the development on the existing open space to the north of Railway Street. • Address design quality, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, heritage significance, materials, colours and Crime Prevention Through Environmental Design Principles. • Provide details of any digital signage boards, including size, location and finishes. • Demonstrate in consultation with and to the satisfaction of the Government Architect NSW that design excellence will be achieved in accordance with Schedule 4 Schools – design quality principles of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. • Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development. • Detail how the existing mature trees along the peripheries and the street frontages can be retained and integrated with the landscape design.
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	5. Heritage Address the impact of the proposal on the heritage significance of the site and the surrounding heritage items. 6. Environmental Amenity • Detail amenity impacts including solar access, acoustic impacts, visual privacy (especially on the eastern side), view loss, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated. • Detail any proposed use of the school grounds out of school hours (including weekends) and any resultant amenity impacts on the immediate locality and proposed mitigation measures. 7. Transport and Accessibility Include a transport and accessibility impact assessment, which details, but not limited to the following: • accurate details of the current daily and peak hour vehicle, public transport, pedestrian and cycle movement and existing traffic and transport facilities provided on the road network located adjacent to the proposed development; • an assessment of the operation of existing and future transport networks including public transport networks, and their ability to accommodate existing trips and the forecast number of trips to and from the development; • details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips based on surveys of the existing and similar schools within the local area; • the adequacy of public transport, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand of the proposed development; • the impact of the proposed development on existing and future public transport infrastructure within the vicinity of the site in consultation with Council, Roads and Maritime Services and Transport for NSW and identify measures to integrate the development with the transport network; • the identification of infrastructure required to ameliorate any impacts on traffic efficiency and road safety impacts associated with the proposed development, including details on improvements required to affected intersections; • details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan and the provision of facilities to increase the non-car mode share for travel to and from the site; • the impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for, and details of, upgrades or road improvement works, if required. Traffic modelling is to be undertaken using SIDRA network modelling for current and future years; • the proposed walking and cycling access arrangements and connections to public transport services; • details of any proposed school bus routes along bus capable roads (i.e. travel lanes of 3.5 m minimum) and infrastructure (bus stops, bus layovers etc.); • 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, including pedestrian crossings and refuges and speed control devices and zones; • measures to maintain road and personal safety in line with CPTED principles;
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	• proposed bicycle parking provision, including end of trip facilities, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance; • proposed number of on-site car parking spaces for teaching staff and visitors and corresponding compliance with existing parking codes and justification for the level of car parking provided on-site; • an assessment of the cumulative on-street parking impacts of cars and bus pick-up/drop-off, staff parking and any other parking demands associated with the existing and proposed development; • details of emergency vehicle access arrangements; • an assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures to minimise the risk of vehicle-pedestrian crashes; • details of measures to prevent or minimise the need for students to cross Railway Street throughout the school day; • service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); • proposed management of construction traffic impacts, detailed within a draft Construction Traffic Management Plan, including: ○ assessment of cumulative impacts associated with other construction activities (if any); ○ an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity; ○ details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process; ○ details of anticipated peak hour and daily construction vehicle movements to and from the site; ○ details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle; ○ details of temporary cycling and pedestrian access during construction; and ○ traffic and transport impacts during construction, including cumulative impacts associated with other construction activities, and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport. → Relevant Policies and Guidelines: • Guide to Traffic Generating Developments (Roads and Maritime Services) • EIS Guidelines – Road and Related Facilities (DoPI) • Cycling Aspects of Austroads Guides • NSW Planning Guidelines for Walking and Cycling • Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development • Standards Australia AS2890.3 (Bicycle Parking Facilities) 8. 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 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. • Detail measures to implement water sensitive urban design (WSUD) principles, including stormwater harvesting, storage and re-use.
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	• Detail measures to minimise consumption of energy generated from non-renewable sources and to implement effective energy efficiency measures. 9. Social Impacts Include an assessment of the social consequences of the schools' relative location and decanting activities if proposed. 10. Noise and Vibration • Identify and provide a quantitative assessment of the impacts of the main noise and vibration generating sources on the sensitive receivers (including recommended standard construction hours and intra-day respite periods for highly intrusive noise generating work) during demolition, site preparation, bulk excavation, construction and operation, including consideration of any public address system, school bell, mechanical services (e.g. air conditioning plant), waste storage facility locations, time restrictions on grounds maintenance powered equipment, time restrictions on waste collection services, use of any school hall for concerts etc. (both during and outside school hours) and any out of hours community use of school facilities. • Outline feasible and reasonable measures to minimise and mitigate the potential construction and operational noise impacts (including explicit evaluation of the need to install physical noise barriers and impose time restrictions on the use of the facilities proposed to be available for community use) on surrounding occupiers of land, the users of the site and the nearby Orthodox Church. → Relevant Policies and Guidelines: • NSW Industrial Noise Policy (EPA) • Interim Construction Noise Guideline (DECC) • Assessing Vibration: A Technical Guideline 2006 • Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008) 11. Sediment, Erosion and Dust Controls Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles and impact on air quality. → Relevant Policies and Guidelines: • Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom) • Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA) • Guidelines for development adjoining land and water managed by DECCW (OEH, 2013) 12. Contamination • Assess and quantify any soil and groundwater contamination including potential fill material underlying the existing sports fields (i.e. section of the development site north of Railway Street) and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. • Undertake a hazardous materials survey of all existing structures and infrastructure prior to any demolition or site preparation works. → Relevant Policies and Guidelines: • Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP) 13. Utilities • Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any
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	augmentation, protection of stormwater assets and easement requirements of the development for the provision of utilities including staging of infrastructure. • Provide details of demands and satisfactory servicing arrangements for drinking water, waste water and recycled water. • Prepare an Integrated Water Cycle Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, water sensitive urban design and water conservation measures. 14. Contributions Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development. 15. Drainage and Water Quality Detail drainage associated with the proposal, including stormwater and drainage infrastructure, measures to minimise operational water quality impacts on surface waters and groundwater including the following: • On-site detention (OSD) or above ground OSD designed in accordance with the Upper Parramatta River Catchment Trust Handbook – Editions 3 or 4; and • WSUD elements designed in conjunction with OSD and/or OSR (On Site Retention) systems and integrated with the landscape design in the form of bio-swales, bioretention and similar landscape elements (in lieu of the end of pipe' proprietary treatment devices). 16. Flooding Conduct a stormwater overland flow study determining the extent of the flow path and flood characteristics for the overland flow path affecting a 1050mm drainage line adjoining the western boundary of the site and associated former natural watercourse. 17. 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. 18. Construction Hours Identify proposed construction hours and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours. 19. Biodiversity Biodiversity impacts related to the proposal and the preparation of a Biodiversity Assessment are to be addressed in accordance with the requirements of the Biodiversity Conservation Act 2016.
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, scale 1:200 showing furniture layouts and program); • Detailed sections at 1:20 scale that demonstrate typical cladding, window or door details and construction quality;

	• Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries; • Site Analysis Plan; • Stormwater Concept Plan; • Sediment and Erosion Control Plan; • Shadow Diagrams; • View Analysis / Photomontages, including from public vantage points; • Landscape Plan (scaled and dimensioned with RLs 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; • Heritage Impact Assessment Report; • Geotechnical and Structural Report; • Accessibility Report; • Arborist Report; • Salinity Investigation Report (if required); • Acid Sulphate Soils Management Plan (if required); and • Schedule of materials and finishes (physical samples board no larger than A3, with correct proportional representation of materials).
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, school and other relevant community groups, special interest groups and affected landowners. In particular, you must consult with: • City of Parramatta Council; • Government Architect NSW; • Transport for NSW; and • Roads and Maritime Services. Consultation with TfNSW and RMS should commence as soon as practicable to agree the scope of investigation. 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 two 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 consider relevant guidelines, policies, and plans as identified.