Secretary's Environmental Assessment Requirements

Section 78A(8) of the *Environmental Planning and Assessment Act* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 8865
Proposal Name	Concept Development Application for redevelopment of St Anthony of Padua Catholic School including: • concept proposal for the staged redevelopment of the school comprising envelopes for educational buildings and associated facilities including a church, trade training centre, multi-purpose hall, child care centre, library, indoor and outdoor sports facilities for 2,500 students (Pre-school to Year 12) and 200 staff members; and • Stage 1 works for the construction and fitout of educational buildings for years 1 – 12, specialist buildings with rooms for arts, woodwork, computer labs, administration building, a multi-purpose hall and a child care centre.
Location	125 – 165 Tenth Avenue and 140-170 Eleventh Avenue, Austral
Applicant	PEPPER
Date of Issue	**19 December 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 the *Environmental Planning and Assessment Regulation 2000* (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 Environmental Planning and Assessment Regulation 2000) 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	**<u>Concept Proposal</u>** 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 (Sydney Regional Growth Centres) 2006 • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017; and • State Environmental Planning Policy No.55 – Remediation of Land. • State Environmental Planning Policy No. 64 – Advertising and Signage. *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; • Better Placed – an integrated design policy for the built environment of NSW; • Healthy Urban Development Checklist, NSW Health; • Greater Sydney Commission's Draft South West District Plan; and • Liverpool Growth Centre Precincts DCP – Schedule 1. **3. Built Form and Urban Design** • Describe the design process leading to the concept proposal. • Provide detailed site and context analysis to justify the proposed site planning, built form, envelopes and design approach. • Prepare a detailed design report, in consultation with the Government Architect NSW, to demonstrate how design quality will be achieved through future stage(s) in accordance with Schedule 4 Schools – design quality principles of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*. • Establish appropriate design guidelines and developments parameters within the context of the locality, including but not limited to: o site layout; o gross floor area; o building footprints; o height and massing of the building envelopes; and o open spaces, detailed site-wide landscaping strategy and tree planting.

	4. Environmental Amenity • Assess amenity impacts on the surrounding locality, including solar access, visual privacy, overshadowing and acoustic impacts. • Identify any proposed use of the school outside of school hours (including weekends) and assess any resultant amenity impacts on the immediate locality and proposed mitigation measures. • Detailed outline of the nature and extent of the intensification of use associated with the increased floor space, particularly in relation to the proposed increase in staff and student numbers. **5. Staging** • Provide details regarding the staging of the proposed development including how it will relate to the local population catchment and demand. • Identify the timing of proposed staging of all components of the concept plan. **6. 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; • details of the traffic and access arrangements considering the full development plan for the Austral precinct in accordance with the development standards as the baseline scenario instead of the existing traffic movements; • an assessment of the operation of existing and future transport networks including public transport networks, and their ability to accommodate 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 impact of the traffic generated by the proposed development on intersections and the need/associated funding for upgrading or road improvement works (if applicable); • an assessment of the cumulative impact of traffic associated with the proposal and other known or future developments in the study area; • impact of the proposed development on the planned road network as identified in Indicative Layout Plan (ILP) in Schedule 1 of Liverpool Growth Centre Precincts DCP and any plans to widen Fourth Avenue; • proposals for alternative road layouts to improve accessibility between the street blocks; • assessment of the operation of the key access intersections from the sub-arterial/arterial road network including for the 2026 and 2036 scenarios, within the context of the transport assessments undertaken for the Austral and Leppington North precinct plans; • comparison of the traffic generated by the proposed development with the next best alternative (such as planned housing) on the site; • 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; • 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; • 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; • details of any new Local Area Traffic Management (LATM) facilities proposed including roundabouts; • 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; • 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 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; • service vehicle access, delivery and loading arrangements, estimated service vehicle movements (including vehicle type and the likely arrival and departure times) and compliance with the requirements of relevant Australian Standards (turn paths, sight distance, aisle width); • in relation to construction traffic: o assessment of cumulative impacts associated with other construction activities (if any); o an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity; o details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process; o details of anticipated peak hour and daily construction vehicle movements to and from the site; o details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle; o details of temporary cycling and pedestrian access during construction; and o 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, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact. → 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)* **7. 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. • Include and assessment of the impacts of the development on the water quality of the receiving waters for both surface and groundwater. • Demonstrate how the development achieves *Water Quality Objectives* referred to in www.environment.nsw.gov.au. • Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy. **8. Social Impacts** Include an assessment of the social consequences of the schools' relative location and decanting activities if proposed. **9. Aboriginal Heritage** • Identify, describe and document the Aboriginal Cultural Heritage values that exist across the whole area that will be affected by the development, which may include the need for surface survey and test excavation. The identified of Aboriginal Cultural Heritage values should be guided by the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECC, 2011*) and consultation with OEH Regional Officers. • Where Aboriginal Cultural Heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the *Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW)*. The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS. • The EIS must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented in the EIS. Please note the Due Diligence assessment process is not appropriate to address the requirements for Aboriginal Cultural Heritage assessment. **10. Noise and Vibration** Identify and provide a quantitative assessment of the main noise and vibration generating sources 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), use of any school hall for concerts etc. (both during and outside school hours) and any out of hours community use of school facilities, and outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land. → Relevant Policies and Guidelines: • *NSW EPA Noise Policy for Industry (2017)* • *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. Water and Soil** • Identify and map the relevant features of the affected water and soils including Acid Sulfate soils, rivers streams, estuaries, ground and dependent ecosystems. • Identify and describe the background conditions of any water resources likely to be affected by the development. **12. Contamination** • Assess and quantify any soil and groundwater contamination 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 augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure. • Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. **14. Contributions** • Address Council's Section 94 or 94A Contribution Plan and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development. • Address the Special Infrastructure Contributions provision applying to the South-West Growth Centre under Section 94EE/94EF of Subdivision 4 *Environmental Planning and Assessment Act 1979.* **15. Drainage and hydrology** • Detail drainage associated with the proposal, including stormwater and drainage infrastructure. • Identify existing stormwater assets and easements and avoid any adverse impact on the utilities. • Identify and assess the impacts on the development on hydrology including downstream rivers, wetlands, estuaries, marine waters and floodplain areas including water dependent flora and fauna and groundwater dependent ecosystems.

→ Relevant Policies and Guidelines:

- *Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)*

16. Flooding

Assess any flood risk on site (detailing the most recent flood studies for the project area) 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.

17. Bushfire

- Address bushfire hazard and, if relevant, prepare a report that addresses the requirements for Special Fire Protection Purpose Development as detailed in Planning for Bush Fire Protection 2006 guidelines.
- Demonstrate how the proposal provides Asset Protection Zones (APZ) within the site to achieve radiant heat levels of 10kW/sqm or below considering unmanaged vegetation to the north, west and south of the site.

18. Biodiversity

Advise and provide comment on the current status of the existing biodiversity certification on the subject site as identified in the South West Growth Centre - Biodiversity Certification map under section 43 of the *Biodiversity Conservation (Savings and Transition) Regulation 2017*.

19. 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 this waste.
- Identify appropriate servicing arrangements (including but not limited to waste management, loading zones, mechanical plant) for the site.
- Include a description of the measures that would be implemented to manage waste water dispersal.

Stage 1 Works

The EIS for the construction and fitout of the building works must address the following specific matters;

1. Built Form and Urban Design

- Address the height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography, streetscape and any public open spaces.
- Address design quality, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours and Crime Prevention Through Environmental Design Principles.
- Provide details of any digital signage boards, including size, location and finishes.
- Prepare a detailed design report, in consultation with the Government Architect NSW, to demonstrate 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.

	2. Operation • Provide details of the proposed school operations, including staff and student numbers to be accommodated in Stage 1, school hours of operation, and operational details of any proposed before/after school care services and/or community use of school facilities. • Provide details of usage of school facilities for community purpose and the associated impacts. • Where relevant, detail how St Anthony of Padua Catholic School will continue to operate during construction activities, including proposed mitigation measures. **3. Environmental Amenity** • Detail amenity impacts including solar access, acoustic impacts, visual privacy, 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. **4. Transport and Accessibility** • A Transport Impact Assessment must be prepared that reassess the transport impacts of Stage 1 works within the context of the assessment undertaken for the Concept Proposal. • 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 and Pedestrian Management Plan (CTPMP) to demonstrate the proposed management of the impact. The CTPMP 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. → Relevant Policies and Guidelines: • *Guide to traffic generating developments (RMS)* **5. Noise and Vibration** Identify and provide a quantitative assessment of the main noise and vibration generating sources and activities during construction. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land. → Relevant Policies and Guidelines: • *Interim Construction Noise Guideline (DECC)* • *Assessing Vibration: A Technical Guideline 2006* **6. 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. • Demonstrate how the development will adapt the urban heat and reduce its contribution to urban heat island effect. • Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.

	7. 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. → 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)* **8. Contamination** Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → Relevant Policies and Guidelines: • *Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)* **9. Drainage** Detail measures to minimise operational water quality impacts on surface waters and groundwater. → Relevant Policies and Guidelines: • *Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)* **10. Waste** Identify, quantify and classify the likely waste streams to be generated during construction and operation including waste water 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. **11. 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.
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 including RLs, north point and scale); • 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; • Site and Context plans that demonstrate a minimum of three alternate approaches to site planning;

	• View Analysis / Photomontages, including from public vantage points; • Landscape Plan (identifying any trees to be removed and trees to be retained or transplanted); • A report identifying compliance of the proposal with the Design Guide for Schools and the Design Quality Principles (Schedule 4); • Traffic Report; • Bushfire Hazard Assessment Report (if applicable); • 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; • A summary record of consultation with school community; • Bio-diversity Assessment Report; • Geotechnical and Structural Report; • Accessibility Report; • Arborist Report; • Salinity Investigation Report (if required); • Acid Sulphate Soils Management Plan (if required); • Detailed Soil Contamination Assessment Report; • Remediation action plan (if applicable); 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, special interest groups including local Aboriginal land councils and registered Aboriginal stakeholders, and affected landowners, you must consult with: • Liverpool City Council; • NSW Rural Fire Service; • Government Architect NSW; • Transport for NSW; and • Roads and Maritime Services. Consultation with TfNSW, RFS 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.