

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 8922
Proposal Name	Major alterations and additions to the Stevenson Library Building at The Scots College
Location	29-53 Victoria Road, Bellevue Hill
Applicant	The Presbyterian Church (New South Wales) Property Trust
Date of Issue	Tuesday 12 December 2017
General Requirements	<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 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 the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • 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. <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • 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	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context – including: Address the statutory provisions contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • <i>Biodiversity Conservation Act 2016</i> • 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; • State Regional Environmental Plan (Sydney Harbour Catchment) 2005; and • Woollahra Local Environmental Plan 2014.

	<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 and provide justification for any contravention of the development standards, including:</p> <p>2. Policies Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • 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; • Better Placed – an integrated design policy for the built environment of NSW; • Greater Sydney Commission's Draft Central City District Plan; and • Woollahra Development Control Plan 2014. <p>3. Operation</p> <ul style="list-style-type: none"> • Provide details of the existing and proposed school operations, including staff and student numbers (for existing; staff and student numbers with and without demountable classrooms), school hours of operation, and operational details of any proposed before/after school care services and/or community use of school facilities. • Where relevant, detail how the College will continue to operate during construction activities, including proposed mitigation measures. <p>4. Built Form and Urban Design</p> <ul style="list-style-type: none"> • 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. • Develop in discussion with the Government Architect NSW a design report that includes diagrams, illustrations and drawings to clarify the design intent of the proposal that clearly demonstrates how design quality 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. • Provide detailed site and context analysis to justify the proposed site planning and design approach <p>5. Environmental Amenity</p> <ul style="list-style-type: none"> • Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. A high level of
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	<p>environmental amenity for any surrounding residential land uses must be demonstrated.</p> <ul style="list-style-type: none"> • 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. <p>6. Transport and Accessibility (Construction and Operation) Include a transport and accessibility impact assessment, which details, but not limited to the following:</p> <ul style="list-style-type: none"> • 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 (including at least Victoria Road, Ginahgulla Road, Cranbrook Road, Aston Gardens and Cranbrook Lane); • 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 including Victoria Road at Ginahgulla Road, Cranbrook Road and Aston Gardens; • 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 3.5m 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; • the proposed car and bicycle parking provision, including end of trip facilities, which must be taken into consideration of the availability of public transport and the requirements of Council's relevant parking codes and Australian Standards;
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	<ul style="list-style-type: none"> • 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; • service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); • in relation to construction traffic: <ul style="list-style-type: none"> ○ 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, including the preparation of a draft Construction Traffic Management Plan in line with Council's Construction Management Plan Checklist to demonstrate the proposed management of the impact. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>Cycling Aspects of Austroads Guides</i> • <i>NSW Planning Guidelines for Walking and Cycling</i> • <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> • <i>Australia Standards AS2890.3 (Bicycle Parking Facilities)</i> • <i>Woollahra DCP 2015 Chapter E1 and F2</i> • <i>Woollahra Traffic Management Strategy 2014</i> • <i>Woollahra Bicycle Strategy 2009</i> <p>7. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • 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.
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	<ul style="list-style-type: none"> • Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy. <p>8. Social Impacts Include an assessment of the social consequences of the schools' relative location and decanting activities if proposed.</p> <p>9. 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 <i>Biodiversity Conservation Act 2016</i>.</p> <p>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, the design and location of waste storage facilities, mechanical services (e.g. air conditioning plant), 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:</p> <ul style="list-style-type: none"> • <i>Noise Policy for Industry 2017 (EPA)</i> • <i>Interim Construction Noise Guideline (DECC)</i> • <i>Assessing Vibration: A Technical Guideline 2006</i> • <i>Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008)</i> <p>11. Heritage Include a Heritage Impact Statement (HIS) that addresses the significance of, and provides an assessment of the impact of the proposal on the heritage significance of the site and its vicinity, including any heritage listed or potential heritage items, heritage conservation areas, places and/or potentially archaeologically significant areas, in accordance with the guidelines in the NSW Heritage Manual.</p> <p>The HIS should address the following matters:</p> <ul style="list-style-type: none"> • the likely impact the proposed development will have (if any) on the adjoining Aston Gardens Heritage Conservation Area; • the likely impact the proposed development will have (if any) on any heritage items located within the vicinity of the site; • the likely impact the proposed development will have on the heritage items located within the grounds of the subject site, including the impact on any view corridors and vistas that exist between the heritage items and in the heritage precincts of the school grounds; and • the likelihood for the potential disturbance of archaeological relics; • the HIS is to include an assessment of the impacts of the proposal upon significant views between heritage items and within the College. <p>The Environmental Impact Statement should include a historical archaeological assessment prepared by a suitably qualified historical archaeologist in accordance with the Heritage Division, Office of Environment and Heritage Guidelines Assessing Significance for Historical Archaeological Sites and 'Relics' 2009. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot</p>
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be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations.

12. 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)*

13. 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.
- Describe mitigation and management options that will be used to prevent, control, abate or minimise identified environmental impacts associated with the project and to reduce risks to human health and prevent the degradation of the environment.
- Include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

→ *Relevant Policies and Guidelines:*

- *Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)*

14. 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.

15. 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.

16. Drainage

- Detail drainage associated with the proposal, including stormwater and drainage infrastructure to confirm that existing gutters and downpipes are adequate for the conveyance of storm runoff into the buildings stormwater collection system.
- Design analysis of existing building collection stormwater pipe system to confirm adequate sizing and location of pipelines currently installed to collect and control storm runoff from roof and pavement areas all the way to the recognised public drainage system.
- Identify the location and the capacity of the existing OSD system.
- Design of any upgrades to the existing stormwater drainage system if necessary.
- Detail measures to minimise operational water quality impacts on surface waters and groundwater.

	<p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)</i> <p>17. Flooding</p> <ul style="list-style-type: none"> • 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. • Ensure that the finished floor levels are set equal to or above the Probable Maximum Flood (PMF). <p>18. Waste</p> <p>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.</p> <p>19. Construction Hours</p> <p>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.</p>
<p>Plans and Documents</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"> • Detail of the master plan approach which demonstrates how this and the anticipated separate concept DA respond to the Design Quality Principles of the Education SEPP; • Site and context plans that demonstrate a minimum of three alternate approaches to site planning which consider entrances, drop offs, building zones, carparking, open space and tree canopy • Site and context plans that demonstrate opportunities for active transport strategies and linkages with existing, proposed and potential footpaths and bicycle paths and public transport links • Site plans and operational statement demonstrating an indicative afterhours and community use strategy • A summary record of consultation with the school community • A report tabling how the proposal responds to and upholds the Design Guide for Schools and the Design Quality Principles as per Schedule 4 of the Education SEPP • Architectural drawings (dimensioned and including RLs); • Perspective drawings; • 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 (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

	<p>routes, number of trucks, hours of operation, access arrangements and traffic control measures;</p> <ul style="list-style-type: none"> • 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.
Consultation	<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. You must consult with:</p> <ul style="list-style-type: none"> • Woollahra Council; • Government Architect NSW; • Transport for NSW; and • Roads and Maritime Services. <p>Consultation with TfNSW and RMS should commence as soon as practicable to agree the scope of investigation.</p> <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>
Further consultation after 2 years	<p>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.</p>
References	<p>The assessment of the key issues listed above must consider relevant guidelines, policies, and plans as identified.</p>