

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD-8958379
Project Name	<p>Regis Education, Sports & Community Precinct</p> <p>Concept development application for a new school, Regis Education, Sports & Community Precinct, for up to 2000 students (Kindergarten – Year 12) and an early learning centre (up to 80 students) comprising:</p> <ul style="list-style-type: none"> · Concept proposal for the maximum building envelopes for the school and recreation facilities, a landscape masterplan, pedestrian and circulation arrangements and car park provision; and · Stage 1 works including detailed design of the junior, middle and senior school classrooms and amenities buildings, civil works (site shaping, stormwater drainage and road infrastructure), recreational facilities (tennis court, outdoor pool and learn to swim facilities) and an early learning centre.
Location	127 Old Pitt Town Road, Gables
Applicant	The Trustee for Regis Property Trust
Date of Issue	22 September 2020
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 Environmental Planning and Assessment Regulation 2000 (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>In addition, the EIS must include:</p> <ul style="list-style-type: none"> · an executive summary · a complete description of the development, including: <ul style="list-style-type: none"> o the need for the development o justification for the development o suitability of the site o alternatives considered o likely interactions between the development and existing, approved and proposed operations in the vicinity of the site o a description of any proposed building works (including two clear sections of the concept proposal and the Stage 1 detailed works (where applicable)). o a description of proposed operations (separate operational details for the Concept and details of Stage 1), including: <ul style="list-style-type: none"> § staff and student numbers, hours of operation, and details of any proposed childcare services, proposed before/after school care services § community use of school facilities, including outdoor sports facilities.

- o site survey plan, showing existing levels, location and height of existing and adjacent structures / buildings and site boundaries
- o a detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development including the rural and urban interface
- o plans, elevations and sections of the proposed development
- o cladding, window and floor details, including materials
- o a site plan showing all infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approvals process)
- o plans and details of any advertising/business identification signs to be installed, including size, location and finishes
- o any staging of the development
- o details of construction and decommissioning including timing
- o an estimate of the jobs that would be created during the construction (for the detailed Stage only) and operational phases of the development along with details of the methodology to determine the figures provided.
- a detailed assessment of the key issues identified below, and any other significant issues identified in the risk assessment, including:
 - o a description of the existing environment, using sufficient baseline data and methodology to establish baseline conditions
 - o an assessment of the potential impacts of all stages of the development on all potentially impacted environments, sensitive receivers, stakeholders and future developments. The assessment must consider any relevant legislation, policies and guidelines
 - o describe the current and historical agricultural land uses on surrounding land in the locality, including land capability and potential agricultural productivity
 - o consideration of the cumulative impacts due to all other developments in the vicinity (completed, underway or proposed)
 - o identification of all proposed monitoring or required changes to existing monitoring programs
 - o measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment and triggers for each action
 - o details of alternative measures considered.
- a consolidated summary of all the proposed environmental management and monitoring measures, identifying all commitments included in the EIS
- the reasons why the development should be approved and a detailed evaluation of the merits of the development, including consequences of not carrying out the development.

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 Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived.

Key Issues	<p>The EIS must address the following specific matters (both for the Concept Proposal and Stage 1 works separately):</p> <p>1. Statutory and Strategic Context</p> <p>Address the statutory provisions contained in all relevant environmental planning instruments, including but not limited to:</p> <ul style="list-style-type: none"> · State Environmental Planning Policy (State and Regional Development) 2011 · State Environmental Planning Policy (Infrastructure) 2007 · State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 · State Environmental Planning Policy No 64 – Advertising and Signage · State Environmental Planning Policy No 55 – Remediation of Land · Draft State Environmental Planning Policy (Remediation of Land) · Draft State Environmental Planning Policy (Environment) and · State Environmental Planning Policy (Sydney Region Growth Centres) 2006 · The Hills Local Environmental Plan 2019 · (Draft) The Hills Local Environmental Plan 2020. <p>Having regard to the relevant environmental planning instruments:</p> <ul style="list-style-type: none"> · address the permissibility of the development, including the nature and extent of any prohibitions · identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards · adequately demonstrate and document how each of the provisions in the listed instruments are addressed, including reference to necessary technical documents. <p>2. Policies</p> <p>Address the relevant planning provisions, goals and strategic planning objectives in all relevant planning policies including but not limited to the following:</p> <ul style="list-style-type: none"> · NSW State Priorities · State Infrastructure Strategy 2018 – 2038 Building the Momentum · Future Transport Strategy 2056 · Crime Prevention through Environmental Design (CPTED) Principles · Better Placed: An integrated design policy for the built environment of New South Wales (Government Architect NSW (GANSW), 2017) · Healthy Urban Development Checklist (NSW Health, 2009) · Draft Greener Places Design Guide (GANSW) · The Greater Sydney Regional Plan, A Metropolis of three cities · Sydney's Cycling Future 2013 · Sydney's Walking Future 2013 · Sydney's Bus Future 2013
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- Central City District Plan
- The Hills Development Control Plan 2012
- Hills Future 2036 Local Strategic Planning Statement & the supporting rural strategy.

Concept Proposal

3. Built Form and Urban Design

- Describe the design process leading to the concept proposal.
- Address:
 - o the height, density, bulk and scale, setbacks and interface of the proposed building envelopes in relation to the surrounding developments, topography, streetscape, any public open spaces and the rural and agricultural setting of the growth centre boundary
 - o design quality and built form, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building envelope articulation (where proposed), overall scope of materials and colours
 - o how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into development
 - o how good environmental amenity would be provided, including access to natural daylight and ventilation, acoustic separation, access to landscape and outdoor spaces and future flexibility
 - o 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* and the GANSW Design Guide for Schools (GANSW, 2018)
 - o how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the building envelopes and site layout.
- Provide:
 - o a detailed site and context analysis to justify the proposed site planning and design approach including massing options and preferred strategy for future development
 - o a detailed analysis of the development and its relationship to the surroundings considering the urban and rural interface at the growth centre boundary, including consideration of the Hills Shire Council's Local Strategic Planning Statement (2036)
 - o a visual impact assessment that identifies any potential impacts on the surrounding built environment and landscape including views to and from the site (in relation to its interface with the rural properties) and any adjoining heritage items.

4. Staging

- Assess impacts of staging where it is proposed and detail how construction

works, and operations would be managed to ensure public safety and amenity on and surrounding the site.

5. Tree Removal and Landscaping

Provide:

- o an arboricultural impact assessment, prepared by a Level 5 (Australian Qualifications Framework) Arborist in accordance with the Australian Standard 4970 - Protection of trees on development sites (AS 4970), which details the number, location and condition of trees to be removed and retained and existing canopy coverage on-site
- o a detailed site-wide landscape strategy and a landscape masterplan, that:
 - § details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage
 - § details the proposed landscape buffers to adjoining properties
 - § considers equity and amenity of outdoor play spaces, and integration with built form, security, shade, topography and existing vegetation
 - § demonstrates how the proposed development would:
 - contribute to long term landscape setting in respect of the site and the streetscape
 - mitigate the urban heat island effect and ensure appropriate comfort levels on-site
 - contribute to objectives to increase urban tree canopy cover.

Relevant Policies and Guidelines:

- Draft Greener Places Design Guide (GANSW)
- Objective 30 of The Greater Sydney Region Plan - A Metropolis of Three Cities
- Technical Guidelines for Urban Green Cover in NSW (Office of Environment and Heritage (OEH), 2015).

6. Biodiversity

Provide:

- a Biodiversity Development Assessment Report (BDAR), that assesses the biodiversity impacts of the proposed development in accordance with the requirements of the *Biodiversity Conservation Act 2016*, *Biodiversity Conservation Regulation 2017* and Biodiversity Assessment Method, except where a BDAR waiver has been issued in relation to the development or the development is located on biodiversity certified land.

Where a BDAR is not required, because a BDAR waiver has been issued, in relation to the development, provide:

- a copy of the BDAR waiver and demonstrate that the proposed development is consistent with that covered in BDAR waiver
- an assessment of flora and fauna impacts where significant vegetation or flora and fauna values would be affected by the proposed development.

Where a BDAR is not required because the proposed development is located on

biodiversity certified land:

- o demonstrate that the proposed Stage 1 works are located on biodiversity certified land and provide details of relevant order(s) conferring biodiversity certification to the land and any associated maps
- o identify if the site is affected by, or the proposed development impacts upon, any relevant biodiversity measures set out in an order conferring biodiversity certification to the land and provide details of any relevant consistency reviews considered in the preparation of planning controls affecting the site
- o identify if the site contains mapped existing or protected native vegetation and demonstrate that the proposed development is fully consistent with the provisions that apply to the mapped areas
- o an assessment of flora and fauna impacts where significant vegetation or flora and fauna values would be affected by the proposed development.
- o a biosecurity risk assessment outlining likely plant, animal and community risks in relation to the Stage 1 works.

Note: Further guidance is provided in the Biodiversity and Conservation Division Standard Environmental Assessment Requirements attached to the SEARs.

7. Agricultural Impacts and zone objectives

- Include a Land Use Conflict Risk Assessment (LUCRA) to identify potential land use conflicts with surrounding agricultural land uses
- Include an assessment of the impacts of this proposal on the potential agricultural productivity of the land and the surrounding properties.
- Include an assessment of how the proposal would achieve or address the objectives of the zone in terms of minimising land use conflicts, encouraging innovative and sustainable tourist development or agriculture/production activities.

8. Environmental Amenity

- Assess amenity impacts on the surrounding locality due to the building envelopes, including solar access, visual privacy, visual amenity, overshadowing, wind impacts and acoustic impacts. A high level of environmental amenity for any surrounding residential and rural land uses must be demonstrated.
- Provide:
 - o shadow diagrams
 - o a view analysis of the site from key vantage points and streetscape locations and public domain including photomontages or perspectives showing the proposed and likely future development.

9. Transport and Accessibility

Include a transport and accessibility impact assessment, which includes, but is not limited to the following:

- analysis of the existing transport network, including:
 - o road hierarchy
 - o pedestrian, cycle and public transport infrastructure
 - o details of current daily and peak hour vehicle movements based on traffic

surveys and / or existing traffic studies relevant to the locality

- o existing performance levels of nearby intersections utilising appropriate traffic modelling methods (such as SIDRA network modelling).

details of the proposed development, including:

- o a map of the proposed access which identifies public roads, bus routes, footpaths and cycleways
- o vehicular access arrangements and sight lines, including for service and emergency vehicles and loading/unloading, including swept path analysis demonstrating the largest design vehicle entering and leaving the site and moving in each direction through intersections along the proposed transport routes
- o car parking, bicycle parking and end-of-trip facilities
- o drop-off / pick-zone(s) and bus bay(s)
- o any future strategies for pedestrian or road infrastructure improvements or safety measures.

analysis of the impacts due to the operation of the proposed development, including:

- o proposed modal split for all users of the development including vehicle, pedestrian, cyclist, public transport and other sustainable travel modes
- o estimated total daily and peak hour vehicular trip generation
- o a clear explanation and justification of the:

§ assumed growth rate applied

§ volume and distribution of proposed trips to be generated

§ type and frequency of design vehicles accessing the site

- o details of performance of nearby intersections with the additional traffic generated by the development both at the commencement of operation and in a 10-year time period (using SIDRA network modelling)
- o cumulative traffic impacts from any surrounding approved development(s)
- o adequacy of pedestrian, bicycle and public transport infrastructure to accommodate the development
- o adequacy of car parking and bicycle parking provisions when assessed against the relevant car / bicycle parking codes and standards
- o adequacy of the drop-off / pick-up zone(s) and bus bay(s), including assessment of any related queuing during peak-hour access
- o adequacy of the existing / proposed pedestrian infrastructure to enable convenient and safe access to and from the site for all users.

measures to ameliorate any adverse traffic and transport impacts due to the development based on the above analysis, including:

- o travel demand management strategies to encourage sustainable transport (such as a Green Travel Plan and / or specific Workplace Travel Plan)
- o infrastructure improvement strategies, including details of timing and method of delivery.

a preliminary operational traffic and access management plan for the site, the drop-off / pick-up zone(s) and bus bay(s)

- a preliminary Construction Traffic and Pedestrian Management Plan.

Relevant Policies and Guidelines:

- Guide to Traffic Generating Developments (Roads and Maritime Services, 2002)
- EIS Guidelines - Road and Related Facilities (Department of Urban Affairs and Planning (DUAP), 1996)
- Cycling Aspects of Austroads Guides
- NSW Planning Guidelines for Walking and Cycling (Department of Infrastructure, Planning and Natural Resources (DIPNR), 2004)
- Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments (Austroads, 2020)
- Australian Standard 2890.3 Parking facilities, Part 3: Bicycle parking (AS 2890.3).

10. Road infrastructure

- Address impacts of any road widening of Old Pitt Town Road (under contributions plan 15 of Hills Shire Council) on the proposed development, including any requirement for land dedication.
- Include details of the proposed boundary levels at the Old Pitt Town Road frontage to ensure consistency with the road design as undertaken by Council.
- Provide details of the road levels through to the internal road transition.

11. Ecologically Sustainable Development (ESD)

- Detail:
 - o how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) would be incorporated in the design
 - o proposed strategies to minimise consumption of resources, water (including water sensitive urban design) and energy
 - o how the future development would be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact
 - o how environmental design will be achieved in accordance with the GANSW Environmental Design in Schools Manual (GANSW, 2018).

12. Heritage

- Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on and adjacent to the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) and Assessing Heritage Significance (OEH, 2015)
- Address any archaeological potential and significance on the site and the impacts the development may have on this significance.
- Address the impacts of the development on the adjoining local heritage archaeological site (A3) known as 'bypassed section of Old Pitt Town Road'.

Note: This section is the only part of the listed site bypassed by a bitumen surface.

13. Aboriginal Cultural Heritage

· Provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) that:

- o identifies and describes the Aboriginal cultural heritage values that exist across the site
- o includes surface surveys and test excavations where necessary
- o has been prepared in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH, 2010)
- o incorporates consultation with Aboriginal people in accordance with Aboriginal Cultural Heritage Consultation Requirements for Proponents (Department of Environment, Climate Change and Water, 2010)
- o documents the significance of cultural heritage values of Aboriginal people who have a cultural association with the land
- o identifies, assesses and documents all impacts on the Aboriginal cultural heritage values
- o demonstrates attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR and EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to the relevant team within Heritage NSW – Aboriginal Cultural Heritage.

14. Social Impacts

· Prepare a social impact assessment, which:

- o identifies and analyses the potential social impacts of the development, from the points of view of the affected community(s) and other relevant stakeholders, i.e. how they expect to experience the project
- o considers how potential environmental changes in the locality may affect people's way of life; community; access to and use of infrastructure, services, and facilities; culture; health and wellbeing; surroundings; personal and property rights; decision-making systems; and fears and aspirations, as relevant and considering how different groups may be disproportionately affected
- o assesses the significance of positive, negative, and cumulative social impacts considering likelihood, extent, duration, severity/scale, sensitivity/importance, and level of concern/interest
- o includes mitigation measures for likely negative social impacts, and any proposed enhancement measures
- o details how social impacts will be adaptively monitored and managed over time.

15. Noise and Vibration

· Provide a noise and vibration impact assessment that:

- o outlines measures to minimise and mitigate the potential noise impacts on nearby sensitive receivers
- o considers sources of external noise intrusion in proximity to the site

(including, road rail and aviation biodiversity's) and identifies building performance requirements for the proposed development to achieve appropriate internal amenity standards

- o demonstrates that the assessment has been prepared in accordance with policies and guidelines relevant to the context of the site and the nature of the proposed development.

Relevant Policies and Guidelines:

- NSW Noise Policy for Industry 2017 (NSW Environment Protection Authority (EPA))
- Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009)
- Assessing Vibration: A Technical Guideline 2006 (Department of Environment and Conservation, 2006)
- Development Near Rail Corridors and Busy Roads - Interim Guideline (Department of Planning, 2008)

16. Biodiversity

Provide:

- a Biodiversity Development Assessment Report (BDAR), that assesses the biodiversity impacts of the proposed development in accordance with the requirements of the *Biodiversity Conservation Act 2016*, *Biodiversity Conservation Regulation 2017* and Biodiversity Assessment Method, except where a BDAR waiver has been issued in relation to the development or the development is located on biodiversity certified land.

Where a BDAR is not required, because a BDAR waiver has been issued, in relation to the development, provide:

- a copy of the BDAR waiver and demonstrate that the proposed development is consistent with that covered in BDAR waiver
- an assessment of flora and fauna impacts where significant vegetation or flora and fauna values would be affected by the proposed development.

Where a BDAR is not required because the proposed development is located on biodiversity certified land:

- o demonstrate that the proposed development is located on biodiversity certified land and provide details of relevant order(s) conferring biodiversity certification to the land and any associated maps
- o identify if the site is affected by, or the proposed development impacts upon, any relevant biodiversity measures set out in an order conferring biodiversity certification to the land and provide details of any relevant consistency reviews considered in the preparation of planning controls affecting the site
- o identify if the site contains mapped existing or protected native vegetation and demonstrate that the proposed development is fully consistent with the provisions that apply to the mapped areas

- o an assessment of flora and fauna impacts where significant vegetation or flora and fauna values would be affected by the proposed development
- o a biosecurity risk assessment outlining likely plant, animal and community risks

***Note:** Further guidance is provided in the Biodiversity and Conservation Division Standard Environmental Assessment Requirements attached to the SEARs.*

17. Utilities

- In consultation with relevant service providers:
 - o assess of the impacts of the development on existing utility infrastructure and service provider assets surrounding the site
 - o identify any infrastructure upgrades required off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained
 - o provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.

18. Stormwater Drainage

- Provide:
 - o a preliminary construction and operational stormwater management strategy for the development that:
 - § is prepared by a suitably qualified person in consultation with Council and any other relevant drainage authority
 - § includes a preliminary design of the stormwater system including on-site detention facilities, water quality measures and the nominated discharge point without impacting on downstream properties
 - § demonstrates compliance with Council drainage authority requirements.
 - § demonstrates that stormwater discharge to the north-east corner of the site is attenuated to ensure post development flows do not exceed pre-development flows, and that concentrated flows directed to the downstream properties are minimised.
 - § where on site absorption is relied upon to maintain predevelopment flows – details of the soil capability shall be provided.
 - § Where evidence of a downstream easement cannot be provided, evidence of consultation with the adjoining downstream property owners providing clear details in relation to the proposed disposal of stormwater over the downstream property must be provided.

Relevant Policies and Guidelines:

- Guidelines for developments adjoining land managed by the Office of Environment and Heritage (OEH, 2013).

19. Flooding

- Identify any flood risk on-site in consultation with Council and having regard to the most recent flood studies for the project area and the potential effects of

climate change, sea level rise and an increase in rainfall intensity

- Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions to mitigate flood risk where required.

Relevant Policies and Guidelines:

- NSW Floodplain Development Manual (DIPNR, 2005).

20. Soil and Water

- Provide:
 - o an assessment of potential impacts on surface and groundwater (quality and quantity), soil, related infrastructure and watercourse(s) where relevant
 - o an assessment of salinity and acid sulphate soil impacts, including a salinity management and/or Acid Sulphate Soils management strategies, where relevant.

Relevant Policies and Guidelines:

- Managing Urban Stormwater - Soils and Construction Volume 1 (Landcom, 2004)
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2016)
- Guidelines for development adjoining land managed by the Office of Environment and Heritage (OEH, 2013).

Relevant Policies and Guidelines:

- Waste Classification Guidelines (EPA, 2014).

21. 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. This must include the following prepared by certified consultants recognised by the NSW Environment Protection Authority:
 - o Preliminary Site Investigation (PSI)
 - o Detailed Site Investigation (DSI) where recommended in the PSI

Relevant Policies and Guidelines:

- Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP, 1998)
- Sampling Design Guidelines (EPA, 1995)
- Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011)
- National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, as amended 2013)

22. Bush fire

- Provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection (NSW RFS, 2019).

Detailed Stage 1 works

The EIS must address the following specific matters:

23. Built Form and Urban Design

· Address:

- o the height, density, bulk and scale, setbacks and interface of the proposal in relation to the surrounding development, topography, streetscape, any public open spaces and the rural and agricultural setting of the growth centre boundary
- o design quality and built form, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials and colours
- o how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into development
- o how good environmental amenity would be provided, including access to natural daylight and ventilation, acoustic separation, access to adequate landscape and outdoor spaces and future flexibility
- o 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* and the GANSW Design Guide for Schools (GANSW, 2018)
- o how the proposed early learning centre will achieve compliance with the relevant guidelines.
- o how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.

· Provide:

- o a detailed site and context analysis to justify the proposed built form of Stage 1 and its relationship to the natural topography of the land and the surroundings
- o a detailed analysis of the Stage 1 works and its relationship to the surroundings considering the urban and rural interface at the growth centre boundary
- o a detailed analysis of the Stage 1 operation in relation to access to adequate recreational lands in the absence of Stage 2 works being completed.
- o a visual impact assessment that identifies any potential impacts on the surrounding built environment and landscape including views to and from the site (with respect to the urban / rural interface at the growth centre boundary) and any adjoining heritage items.

24. Tree Removal and Landscaping

· Provide:

- o an arboricultural impact assessment, prepared by a Level 5 (Australian Qualifications Framework) Arborist in accordance with the Australian Standard 4970 Protection of trees on development sites (AS 4970), which details the number, location and condition of trees to be removed and retained and existing canopy coverage on-site
- o a detailed site-wide landscape strategy, that:

- § details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage
- § considers equity and amenity of outdoor play spaces, and integration with built form, security, shade, topography and existing vegetation
- § demonstrates how the proposed development would:
 - contribute to long term landscape setting in respect of the site and the streetscape
 - mitigate the urban heat island effect and ensure appropriate comfort levels on-site
 - contribute to objectives to increase urban tree canopy cover.
 - o a detailed landscape plan prepared by a suitably qualified person, including appropriate landscape buffers to adjoining rural properties.

Relevant Policies and Guidelines:

- Draft Greener Places Design Guide (GANSW)
- Objective 30 of The Greater Sydney Region Plan - A Metropolis of Three Cities
- Technical Guidelines for Urban Green Cover in NSW (Office of Environment and Heritage (OEH), 2015).

25. Agricultural Impacts

- Include a Land Use Conflict Risk Assessment (LUCRA) to identify potential land use conflicts with surrounding agricultural land uses and the proposed mitigation measures in relation to the specific Stage 1 works.

26. Environmental Amenity

- Assess amenity impacts on the surrounding locality, including solar access, visual privacy, visual amenity, overshadowing, wind impacts and acoustic impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated
- Provide:
 - o shadow diagrams
 - o a view analysis of the site from key vantage points, streetscape locations and surrounding rural areas and public domain including photomontages or perspectives showing the proposed and likely future development
 - o an analysis of proposed lighting that identifies measures to reduce impacts of light spill into the surrounding sensitive receivers and rural properties.

27. Transport and Accessibility

Include a transport and accessibility impact assessment, which includes, but is not limited to the following:

- analysis of the existing transport network, including:
 - o road hierarchy
 - o pedestrian, cycle and public transport infrastructure
 - o details of current daily and peak hour vehicle movements based on traffic surveys and / or existing traffic studies relevant to the locality
 - o existing performance levels of nearby intersections utilising appropriate traffic

modelling methods (such as SIDRA network modelling).

· details of the proposed development, including:

- o a map of the proposed access which identifies public roads, bus routes, footpaths and cycleways
- o vehicular access arrangements and sight lines, including for service and emergency vehicles and loading/unloading, including swept path analysis demonstrating the largest design vehicle entering and leaving the site and moving in each direction through intersections along the proposed transport routes
- o car parking, bicycle parking and end-of-trip facilities
- o drop-off / pick-zone(s) and bus bay(s)
- o pedestrian or road infrastructure improvements or safety measures.

· analysis of the impacts due to the operation of the proposed development, including:

- o proposed modal split for all users of the development including vehicle, pedestrian, cyclist, public transport and other sustainable travel modes
- o estimated total daily and peak hour vehicular trip generation
- o a clear explanation and justification of the:

§ assumed growth rate applied

§ volume and distribution of proposed trips to be generated

§ type and frequency of design vehicles accessing the site

- o details of performance of nearby intersections with the additional traffic generated by the development both at the commencement of operation and in a 10-year time period (using SIDRA network modelling)
- o cumulative traffic impacts from any surrounding approved development(s)
- o adequacy of pedestrian, bicycle and public transport infrastructure to accommodate the development
- o adequacy of car parking and bicycle parking provisions when assessed against the relevant car / bicycle parking codes and standards
- o adequacy of the drop-off / pick-up zone(s) and bus bay(s), including assessment of any related queuing during peak-hour access
- o adequacy of the existing / proposed pedestrian infrastructure to enable convenient and safe access to and from the site for all users.

· measures to ameliorate any adverse traffic and transport impacts due to the development based on the above analysis, including:

- o travel demand management measures to encourage sustainable transport (such as a Green Travel Plan and / or specific Workplace Travel Plan)
- o infrastructure improvements, including details of timing and method of delivery.

· a preliminary operational traffic and access management plan for the site, the drop-off / pick-up zone(s) and bus bay(s)

· analysis of the impacts of the traffic generated during construction of the proposed development, including:

- o construction vehicle routes, types and volumes
- o construction program (duration and milestones)
- o on-site car parking and access arrangements for construction, emergency and construction worker vehicles
- o cumulative impacts associated with other construction activities in the locality (if any)
- o road safety at identified intersections near the site due to conflicts between construction vehicles and existing traffic in the locality
- o measures to mitigate impacts, including to ensure the safety of pedestrian and cyclists during construction.
- a preliminary Construction Traffic and Pedestrian Management Plan.

Relevant Policies and Guidelines:

- Guide to Traffic Generating Developments (Roads and Maritime Services, 2002)
- EIS Guidelines - Road and Related Facilities (Department of Urban Affairs and Planning (DUAP), 1996)
- Cycling Aspects of Austroads Guides
- NSW Planning Guidelines for Walking and Cycling (Department of Infrastructure, Planning and Natural Resources (DIPNR), 2004)
- Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments (Austroads, 2020)
- Australian Standard 2890.3 Parking facilities, Part 3: Bicycle parking (AS 2890.3).

28. Road infrastructure

- Address impacts of road widening of Old Pitt Town Road (under contributions plan 15 of Hills Shire Council) on the proposed development, including any requirement for land dedication.
- Include details of the proposed boundary levels at the Old Pitt Town Road frontage to ensure consistency with the road design as undertaken by Council.
- Provide details of the road levels through to the internal road transition..

29. Ecologically Sustainable Development (ESD)

- Detail:
 - o how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) would be incorporated in the design and ongoing operation phases of the development
 - o proposed measures to minimise consumption of resources, water (including water sensitive urban design) and energy
 - o how the future development would be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy

- o how environmental design will be achieved in accordance with the GANSW Environmental Design in Schools Manual (GANSW, 2018).

Include:

- o an assessment against an accredited ESD rating system or an equivalent program of ESD performance. This should include a minimum rating scheme target level
- o a statement regarding how the design of the future development is responsive to the CSIRO projected impacts of climate change
- o 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.

Relevant Policies and Guidelines:

- NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections.

30. Heritage

- Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on and adjacent to the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) and Assessing Heritage Significance (OEH, 2015)
- Address any archaeological potential and significance on the site and the impacts the development may have on this significance.
- Address the impacts of the development on the adjoining local heritage archaeological site (A3) known as 'bypassed section of Old Pitt Town Road'.
Note: This section is the only part of the listed site bypassed by a bitumen surface.

31. Aboriginal Cultural Heritage

- Provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) specifically for the Stage 1 works, consistent with the Concept Proposal ACHAR which:
 - o includes all the details of the Concept Proposal ACHAR.
 - o demonstrates attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR and EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to the relevant authority within the Heritage NSW.

32. Social Impacts

- Prepare a social impact assessment, which:
 - o identifies and analyses the potential social impacts of the development, from the points of view of the affected community(s) and other relevant stakeholders, i.e. how they expect to experience the project
 - o considers how potential environmental changes in the locality may affect people's way of life; community; access to and use of infrastructure, services, and facilities; culture; health and wellbeing; surroundings; personal and property rights; decision-making systems; and fears and aspirations, as

relevant and considering how different groups may be disproportionately affected

- o assesses the significance of positive, negative, and cumulative social impacts considering likelihood, extent, duration, severity/scale, sensitivity/importance, and level of concern/interest
- o includes mitigation measures for likely negative social impacts, and any proposed enhancement measures
- o details how social impacts will be adaptively monitored and managed over time.

33. Noise and Vibration

· Provide a noise and vibration impact assessment that:

- o includes a quantitative assessment of the main noise and vibration generating sources during demolition, site preparation, bulk excavation and construction
- o details the proposed construction hours and provide details of, and justification for, instances where it is expected that works would be carried out outside standard construction hours
- o includes a quantitative assessment of the main sources of operational noise, 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, including outdoor sports facilities
- o outlines measures to minimise and mitigate the potential noise impacts on nearby sensitive receivers
- o considers sources of external noise intrusion in proximity to the site (including, road rail and aviation operations) and identifies building performance requirements for the proposed development to achieve appropriate internal amenity standards
- o demonstrates that the assessment has been prepared in accordance with policies and guidelines relevant to the context of the site and the nature of the proposed development.

Relevant Policies and Guidelines:

- NSW Noise Policy for Industry 2017 (NSW Environment Protection Authority (EPA))
- Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009)
- Assessing Vibration: A Technical Guideline 2006 (Department of Environment and Conservation, 2006)
- Development Near Rail Corridors and Busy Roads - Interim Guideline (Department of Planning, 2008)

34. Biodiversity

Provide:

- a Biodiversity Development Assessment Report (BDAR), that assesses the

biodiversity impacts of the proposed development in accordance with the requirements of the *Biodiversity Conservation Act 2016*, *Biodiversity Conservation Regulation 2017* and Biodiversity Assessment Method, except where a BDAR waiver has been issued in relation to the development or the development is located on biodiversity certified land.

Where a BDAR is not required, because a BDAR waiver has been issued, in relation to the development, provide:

- a copy of the BDAR waiver and demonstrate that the proposed development is consistent with that covered in BDAR waiver
- an assessment of flora and fauna impacts where significant vegetation or flora and fauna values would be affected by the proposed development.

Where a BDAR is not required because the proposed development is located on biodiversity certified land:

- o demonstrate that the proposed Stage 1 works are located on biodiversity certified land and provide details of relevant order(s) conferring biodiversity certification to the land and any associated maps
- o identify if the site is affected by, or the proposed development impacts upon, any relevant biodiversity measures set out in an order conferring biodiversity certification to the land and provide details of any relevant consistency reviews considered in the preparation of planning controls affecting the site
- o identify if the site contains mapped existing or protected native vegetation and demonstrate that the proposed development is consistent with the provisions that apply to the mapped areas
- o an assessment of flora and fauna impacts where significant vegetation or flora and fauna values would be affected by the proposed development.
- o a biosecurity risk assessment outlining likely plant, animal and community risks in relation to the Stage 1 works.

Note: Further guidance is provided in the Biodiversity and Conservation Division Standard Environmental Assessment Requirements attached to the SEARs.

35. Contributions

- Identify:
 - o any Section 7.11/7.12 Contribution Plans, Voluntary Planning Agreements or Special Infrastructure Contribution Plans that affect land to which the application relates or the proposed development type
 - o any contributions applicable to the proposed development under the identified plans and/or agreements. Justification is to be provided where it is considered that the proposed development is exempt from making a contribution
 - o any actions required by a Voluntary Planning Agreement or draft Voluntary Planning Agreement affecting the site or amendments required to a Voluntary Planning Agreement affected by the proposed development.

36. Staging

- Assess impacts of construction staging (if any) and detail how construction works, and operations would be managed to ensure public safety and amenity on and surrounding the site.

37. Utilities

- In consultation with relevant service providers:
 - o assess of the impacts of the development on existing utility infrastructure and service provider assets surrounding the site
 - o identify any infrastructure upgrades required off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained
 - o provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.

38. Stormwater Drainage

- Provide:
 - o a preliminary stormwater management plan for the development that:
 - § is prepared by a suitably qualified person in consultation with Council and any other relevant drainage authority
 - § details the proposed drainage design for the site including on-site detention facilities, water quality measures and the nominated discharge point
 - § demonstrates compliance with Council or other drainage authority requirements.
 - § demonstrates that stormwater discharge to the north-east corner of the site is attenuated to ensure post development flows do not exceed pre-development flows, and that concentrated flows directed to the downstream properties are minimised.
 - § Where the means of disposal via an downstream easement is not available, details of an onsite absorption system must be provided.
 - § The on-site absorption system must be designed by a suitably experienced and qualified civil engineer who must demonstrate that the on-site absorption system will not have an adverse impact upon adjoining and/or downstream properties by the direction or concentration of stormwater on those properties.
 - § An analysis of soil absorption characteristics and other physical constraints must be submitted providing evidence that the on-site absorption system is appropriate for the property.
 - § Evidence of consultation with the adjoining downstream property owners, providing clear details in relation to the proposed disposal of stormwater over their property.
- Where drainage infrastructure works are required that would be handed over to Council, provide full hydraulic details and detailed plans and specifications of proposed works that have been prepared in consultation with Council and demonstrate compliance with Council's relevant standards.

Relevant Policies and Guidelines:

- Guidelines for developments adjoining land managed by the Office of

Environment and Heritage (OEH, 2013).

39. Flooding

- Identify any flood risk on-site in consultation with Council and having regard to the most recent flood studies for the project area and the potential effects of climate change, sea level rise and an increase in rainfall intensity
- Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions to mitigate flood risk where required.

Relevant Policies and Guidelines:

- NSW Floodplain Development Manual (DIPNR, 2005).

40. Soil and Water

- Provide:
 - o an assessment of potential impacts on surface and groundwater (quality and quantity), soil, related infrastructure and watercourse(s) where relevant
 - o details of measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles
 - o an assessment of salinity and acid sulphate soil impacts, including a Salinity Management Plan and/or Acid Sulphate Soils Management Plan, where relevant.

Relevant Policies and Guidelines:

- Managing Urban Stormwater - Soils and Construction Volume 1 (Landcom, 2004)
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2016)
- Guidelines for development adjoining land managed by the Office of Environment and Heritage (OEH, 2013).

41. Waste

- Identify, quantify and classify the likely waste streams to be generated during construction and operation
- 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.
- Design operational waste and storage areas in accordance with Council's requirements

Relevant Policies and Guidelines:

- Waste Classification Guidelines (EPA, 2014).

42. 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. This must include the following prepared by certified consultants recognised by the

	<p>NSW Environment Protection Authority:</p> <ul style="list-style-type: none"> o Preliminary Site Investigation (PSI) o Detailed Site Investigation (DSI) where recommended in the PSI o Remediation Action Plan (RAP) where remediation is required. This must specify the proposed remediation strategy o Preliminary Long-term Environmental Management Plan (LEMP) where containment is proposed on-site. <ul style="list-style-type: none"> · Provide a hazardous materials survey of existing aboveground buildings that are proposed to be demolished or altered. <p><u>Relevant Policies and Guidelines:</u></p> <ul style="list-style-type: none"> · Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP, 1998) · Sampling Design Guidelines (EPA, 1995) · Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011) · National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, as amended 2013) <p>43. Hazards and Risk</p> <ul style="list-style-type: none"> · Provide: <ul style="list-style-type: none"> o a preliminary risk screening regarding all dangerous goods and hazardous materials associated with the development o a Preliminary Hazard Analysis, if required. <p>44. Bush fire</p> <ul style="list-style-type: none"> · Provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection (NSW RFS, 2019).
<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 Regulation. Provide these as part of the EIS rather than as separate documents. Any plans and diagrams included in the EIS must include key dimensions, RLs, scale bar and north point.</p> <p>In addition to the plans and documents required in the General Requirements and Key Issues sections above, the EIS must include the following:</p> <ul style="list-style-type: none"> · Section 10.7(2) and (5) Planning Certificates (previously Section 149(2) and (5) Planning Certificate) · Design report to demonstrate how design quality would be achieved in accordance with the above Key Issues including: <ul style="list-style-type: none"> o architectural design statement o diagrams, structure plan, illustrations and drawings to clarify the design intent of the proposal o detailed site and context analysis o analysis of options considered to justify the proposed site planning and

	<p>design approach</p> <ul style="list-style-type: none"> o summary of feedback provided by GANSW and NSW State Design Review Panel (SDRP) and responses to this advice o summary report of consultation with the community and response to any feedback provided. <ul style="list-style-type: none"> · Geotechnical and Structural Report · Accessibility Report.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, relevant special interest groups, including local Aboriginal land councils and registered Aboriginal stakeholders and affected landowners. You must consult with:</p> <ul style="list-style-type: none"> · The Hills Shire Council · Government Architect NSW (through the NSW SDRP process) · Transport for NSW. <p>Consultation should commence as soon as practicable to inform the scope of investigation and progression of the proposed development.</p> <p>The EIS must describe and evidence 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 Planning Secretary in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must consider, but not be limited to, relevant guidelines, policies, and plans as identified.</p>