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 8970
Proposal Name and Description	St Joseph's College Sports Courts Project. Demolition of existing buildings and structures and construction of new infrastructure, including a new sports courts building with basement carparking
Location	Mark Street, Hunters Hill
Applicant	St Joseph's College
Date of Issue	3 January 2018
General Requirements	The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 the *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	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: • *Biodiversity Conservation Act 2016* • 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 • Hunters Hill Local Environmental Plan 2012.

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, including:

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 and its successor, the draft Future Transport 2056 Strategy;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013;
- Sydney's Bus Future 2013;
- NSW Planning Guidelines for Walking and Cycling;
- 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 North District Plan;
- Hunters Hill Consolidated Development Control Plan 2013; and
- Hunters Hill Section 94A Developers Contributions Plan 2014.

3. Operation

- Provide details of the existing and proposed school operations, including staff and student numbers, sports court hours of operation, and operational details of any proposed community use of school facilities.
- Provide details of the existing and proposed sports ground operations, including capacity, hours of operation and operational details of sport activities/events and/or community use of the sports ground.
- Where relevant, detail how the College will continue to operate during construction activities, including proposed mitigation measures.

4. Built Form and Urban Design

- Address the height, density, bulk and scale, setbacks of the proposal in relation to the surrounding 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.

5. Environmental Amenity

- Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss and overshadowing. 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.

6. Transport and Accessibility (Construction and Operation)

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 (including as a minimum Gladesville Road, Ryde Road, Mary Street, Luke Street and Short Street);
- 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, 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;
- 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:
    - 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 (in particular the displacement of 30 existing car parking spaces) and public transport, including the preparation of a draft Construction Pedestrian and Traffic Management Plan in line with Council's Construction Management

	Plan Checklist 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* • *Australia Standards AS2890.3 (Bicycle Parking Facilities)* • *Hunters Hill Consolidated Development Control Plan 2013* **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 a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy. **8. Biodiversity** Biodiversity impacts related to the proposal and the preparation of a Biodiversity Assessment are to be addressed in accordance with the requirements of the *Biodiversity Conservation Act 2016*. **9. 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, 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: • *Noise Policy for Industry 2017 (EPA)* • *Interim Construction Noise Guideline (DECC)* • *Assessing Vibration: A Technical Guideline 2006* **10. 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. The HIS should include strategies to minimise or mitigate any impacts on heritance significance. The assessment should also include a visual impact assessment along with photomontages of the site. **11. Sediment, Erosion and Dust Controls** Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles. → *Relevant Policies and Guidelines:* • *Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)*

	• *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)* • *Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)* **12. Contamination** • Assess and quantify any soil and groundwater contamination 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)* **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 94A Contribution Plan and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development. **15. 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. → *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. • Ensure that the finished floor levels are set equal to or above the Probable Maximum Flood (PMF). **17. Waste** Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site. **18. Construction Hours** Identify proposed construction hours and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.
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: • 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 Pedestrian and Traffic Management Plan detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures; • Geotechnical and Structural Report; • Accessibility Report; • Arborist Report; • Salinity Investigation Report (if required); • Acid Sulphate Soils Management Plan (if required); and • Schedule of materials and finishes.

Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, and affected landowners. You must consult with: • Hunters Hill Council; and • Government Architect NSW. 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.