

Secretary's Environmental Assessment Requirements

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

Application Number	SSD 9210
Proposal Name	Saints Peter and Paul Assyrian Primary School
Location	17-19 Kosovich Place, Cecil Park, NSW 2178
Applicant	Assyrian School Limited
Date of Issue	13 April 2018
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; and • Fairfield Local Environmental Plan 2013. <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p>

Development Standards

Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.

2. Policies

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities;
- Greater Sydney Region Plan, A Metropolis of Three Cities;
- NSW Future Transport Strategy 2056;
- State Infrastructure Strategy 2018 - 2038
- 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 Western City District Plan; and
- Fairfield Citywide Development Control Plan 2013

3. Operation

- Provide details of the proposed school operations, including staging plan, staff and student numbers, school hours of operation, and operational details of any proposed before/after school care services and/or community use of school facilities;
- Provide a detailed justification of suitability of the site to accommodate the proposal and student and staff capacity.

4. Built Form and Urban Design

- In consultation with the Government Architect NSW, ensure that the proposal demonstrates good design including;
 - Addressing the height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography, streetscape and any public open spaces;
 - Addressing 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;
 - Developing 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;
 - Detailing how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development;
 - Providing detailed site and context analysis to justify the proposed site planning and design approach;
 - Providing a detailed site-wide landscape strategy.

5. Environmental Amenity

- Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated;

- Detail any proposed use of the school grounds out of school hours (including weekends) and any resultant amenity impacts on the immediate locality and proposed mitigation measures.

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;
- an assessment of the operation of existing and future transport networks including public transport networks, and their ability to accommodate the forecast number of trips to and from the development;
- details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips based on surveys of the existing and similar schools within the local area;
- the adequacy of public transport, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand of the proposed development;
- the impact of the proposed development on existing and future public transport infrastructure within the vicinity of the site in consultation with Council, Roads and Maritime Services and Transport for NSW and identify measures to integrate the development with the transport network;
- the identification of infrastructure required to ameliorate any impacts on traffic efficiency and road safety impacts associated with the proposed development, including details on improvements required to affected intersections;
- details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan and the provision of facilities to increase the non-car mode share for travel to and from the site;
- the impact of trips generated by the development on nearby intersections, (including but not limited to the intersection of Wallgrove Road with Kosovich Place), with consideration of the cumulative impacts from other approved developments in the vicinity;
- details of any need/associated funding for, 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;
- details of any traffic management measures to ensure the safe and efficient operation of student pick-up/drop-off;
- 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;
- 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:
 - 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.
- 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)*
- 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. Social Impacts**
- Include an assessment of the social consequences of the schools' relative location and decanting activities if proposed.

9. Biodiversity

Assess and document the biodiversity impacts related to the proposal, by a suitably qualified person.

Note: Notwithstanding these requirements, the Biodiversity Conservation Act 2016 requires that State Significant Development Applications be accompanied by a Biodiversity Development Assessment Report.

10. Aboriginal Cultural Heritage

- Identify and describe the Aboriginal cultural heritage values that exist across the whole area that would be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010), and guided by the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)*;
- Consultation with Aboriginal people must be undertaken and documented in accordance with the *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR;
- Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.

11. 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, time restrictions on grounds maintenance using powered equipment, time restrictions on waste collection services, mechanical services (e.g. air conditioning plant), use of any school hall for concerts etc. (both during and outside school hours) and any out of hours community use of school facilities, and outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

→ Relevant Policies and Guidelines:

- *Noise Policy for Industry 2017*
- *Assessing Vibration: A Technical Guideline 2006*
- *Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008)*

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 7.11 (formerly 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.
- *Relevant Policies and Guidelines:*
- *Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)*

17. Water and Soils

The EIS must assess the following features relevant to water and soils including:

- Acid Sulfate Soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map);
- Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method);
- Groundwater and groundwater dependent ecosystems;
- Proposed intake and discharge locations;
- Background conditions for any water resource likely to be affected by the development;
- Assess the impact of the development on water quality and hydrology.

	<p>18. Flooding</p> <ul style="list-style-type: none"> • The EIS should ensure the use of the latest data from Fairfield City Council's Rural Area Flood Study Ropes, Reedy & Eastern Creeks (BMT WBM, November 2013). It is prudent to consult with Fairfield City Council to ensure the latest flood data is used; • The EIS must map the following features relevant to flooding within the vicinity of the project, as described in the Floodplain Development Manual 2005 (NSW Government 2005); • The EIS must describe the flood assessment and modelling undertaken in determining the design flood levels for events, including as a minimum the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood (PMF); • The EIS must model the effect of the proposed project (including earthworks) on the flood behaviour under the following scenarios: <ul style="list-style-type: none"> ○ current flood behaviour for a range of design events as identified above; ○ the 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change. • Modelling in the EIS must consider and document: <ul style="list-style-type: none"> ○ the impact of the project on existing flood behaviour for a full range of flood events including up to PMF; ○ the impact of the project on flood behaviour resulting in detrimental changes in potential flood affection of other properties, assets or infrastructure. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories; ○ impacts of earthworks within the flood prone land up to the PMF level; ○ whether appropriate mitigation measures require to offset potential flood risk arise from the project. • The EIS must assess the impacts of the proposed project on flood behaviour, including: <ul style="list-style-type: none"> ○ consistency with Councils' floodplain risk management plans; ○ compatibility with the flood hazard of the land; ○ compatibility with the hydraulic functions of flow conveyance in floodway and storage in flood storage areas of the land; ○ whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site; ○ any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and relevant Councils. <p>19. Waste Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</p> <p>20. 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.</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 how this DA responds to the Design Quality Principles of the Education SEPP;

	<ul style="list-style-type: none"> • 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 / artist impressions; • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries; • Site Analysis Plan; • Stormwater Concept 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 Environmental Management Plan, inclusive of a Preliminary Construction Traffic Management Plan detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures; • 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"> • Fairfield Council; • Government Architect NSW (through the NSW State Design Review Panel process); • Transport for NSW; and • Roads and Maritime Services. <p>Consultation with Government Architect, 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>