Planning 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 9483
Proposal Name	Chatswood Education Precinct
Location	5 Centennial Avenue and 24 Centennial Avenue, Chatswood
Applicant	NSW Department of Education
Date of Issue	6 August 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) • 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 Regulation) 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 • 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. 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

	• *Willoughby 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. **2. Policies** Address the relevant planning provisions, goals and strategic planning objectives in the following: • NSW State Priorities • The Greater Sydney Regional Plan, A Metropolis of three cities • Future Transport Strategy 2056 • State Infrastructure Strategy 2018 – 2038 Building the Momentum • 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 New South Wales (GANSW, 2017) • Greater Sydney Commission's North District Plan and • Willoughby Development Control Plan 2006. **3. Operation** • Provide details of the existing and proposed school operations, including 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. • Provide details of how the school will continue to operate during construction activities of the new primary and secondary school, including proposed mitigation measures. **4. Built Form and Urban Design** • Address the height, density, bulk and scale, setbacks and interface of the proposal in relation to the surrounding development, topography, streetscape and any public open spaces. • Address 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. • Provide details of any digital signage boards, including size, location and finishes. • Clearly demonstrate 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. • 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 including massing options and preferred strategy for future development and having regard to the natural environment, including the existing vegetation on the site.

	• Provide a detailed site-wide landscape strategy, including consideration of equity and amenity of outdoor play spaces, and integration with built form, security, shade, topography and existing vegetation. • Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment and landscape including views to and from the site and any adjoining heritage items. • Address CPTED Principles. • Demonstrate good environmental amenity including access to natural daylight and ventilation, acoustic separation, access to landscape and outdoor spaces and future flexibility. **5. Environmental Amenity** • Assess amenity impacts on the surrounding locality, including solar access, visual privacy, visual amenity, overshadowing and acoustic impacts. • Conduct a view analysis to the site from key vantage points and streetscape locations (photomontages or perspectives should be provided showing the building envelope and likely future development). • Include a lighting strategy and measures to reduce spill into the surrounding sensitive receivers. • Identify any proposed use of the school outside of school hours (including weekends) and assess any resultant amenity impacts on environmentally sensitive areas, the immediate locality and proposed mitigation measures. • Detailed outline of the nature and extent of the intensification of use associated with the increased floor space, particularly in relation to the proposed increase in staff and student numbers. • 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. **6. Staging** Provide details regarding the staging of the proposed development (if any). **7. Transport and Accessibility** Include a transport and accessibility impact assessment, which details, but not limited to the following: • accurate details of the current daily and peak hour vehicle, existing and future public transport networks and pedestrian and cycle movement provided on the road network located adjacent to the proposed 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 existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand of the proposed development • measures to integrate the development with the existing/future public transport network • the impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for, and details of, upgrades or road improvement works, if required (Traffic modelling is to be undertaken using SIDRA network modelling for current and future years) • the 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, additional school bus routes along bus capable roads (i.e. minimum 3.5 m wide travel lanes), additional bus stops or bus bays
	• 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 (Green Travel Plan and specific Workplace travel plan) and the provision of facilities to increase the non-car mode share for travel to and from the site
	• the proposed walking and cycling access arrangements and connections to public transport services, including travel between the site and Chatswood CBD and any capacity constraints of the existing footbridge over the Pacific Highway
	• 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
	• proposed bicycle parking provision, including end of trip facilities, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance
	• proposed number of on-site car parking spaces for teaching staff and visitors and corresponding compliance with existing parking codes and justification for the level of car parking provided on-site
	• an assessment of the cumulative on-street parking impacts of cars and bus pick-up/drop-off, staff parking and any other parking demands associated with the development
	• an assessment of road and pedestrian safety adjacent to the proposed development, including consideration of the projected movement of students and staff between the two school campuses and the details of required road safety measures and personal safety in line with CPTED
	• emergency vehicle access, service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times)
	• the preparation of a preliminary Construction Traffic and Pedestrian Management Plan to demonstrate the proposed management of the impact in relation to construction traffic addressing the following:
	  ○ 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.
	
	→ Relevant Policies and Guidelines:
	• Guide to Traffic Generating Developments (Roads and Maritime Services)
	• EIS Guidelines – Road and Related Facilities (DoPI)
	• Cycling Aspects of Austroads Guides
	• NSW Planning Guidelines for Walking and Cycling
	• Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development

	• Standards Australia AS2890.3 (Bicycle Parking Facilities). **8. Ecologically Sustainable Development (ESD)** • Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design and ongoing operation phases of the development. • Include a framework for how the future development will 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. • Include preliminary consideration of building performance and mitigation of climate change, including consideration of Green Star Performance. • Provide a statement regarding how the design of the future development is responsive to the CSIRO projected impacts of climate change, o specifically: o hotter days and more frequent heatwave events o extended drought periods o more extreme rainfall events o gustier wind conditions o how these will inform landscape design, material selection and social equity aspects (respite/shelter areas). → Relevant Policies and Guidelines: • NSW and ACT Government Regional Climate Modelling (NARCliM) climate change projections. **9. Heritage** • Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the site and neighbouring the site in accordance with the guidelines in the NSW Heritage Manual. • Address any archaeological potential and significance on the site and the impacts the development may have on this significance. **10. Social Impacts** Include an assessment of the social consequences of the schools' relative location and decanting activities if proposed. **11. Aboriginal Heritage** • Address Aboriginal Cultural Heritage (ACH) in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) and Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). • The EIS must demonstrate attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to the Office of Environment and Heritage. **12. Noise and Vibration** • Identify and provide a quantitative assessment of the main noise and vibration generating sources during demolition, site preparation, bulk excavation, construction. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land. • Identify and assess 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, and outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

→ Relevant Policies and Guidelines:
- NSW Noise Policy for Industry 2017 (EPA)
- Interim Construction Noise Guideline (DECC)
- Assessing Vibration: A Technical Guideline 2006
- Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008).

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.

→ Relevant Policies and Guidelines:
- Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP).

14. Utilities
- Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure.
- Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.

15. Contributions
Address Council's 'Section 94/94A 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 measures to minimise operational water quality impacts on surface waters and groundwater.
- Stormwater plans detailing the proposed methods of drainage without impacting on the downstream properties and environmentally sensitive areas.

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

17. Flooding
Identify 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. If there is a material flood risk, include design solutions for mitigation.

	18. Biodiversity Assessment • Identify and address the requirements of the *Biodiversity Conservation Act 2016* relevant to the State significant development application. • Where a Biodiversity Development Assessment Report is not required, engage a suitably qualified person to assess and document the flora and fauna impacts related to the proposal. • Where the land is subject to a Biodiversity Certification Order, evidence of this Order and the terms is to be provided. *Note: Notwithstanding these requirements, the Biodiversity Conservation Act 2016 requires that State Significant Development Applications be accompanied by a Biodiversity Development Assessment Report*. **19. 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). **20. 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. **21. 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 Regulation. Provide these as part of the EIS rather than as separate documents.
	
	In addition, the EIS must include the following:
	• architectural drawings showing key dimensions, RLs, scale bar and north point, including:
	  ○ plans, sections and elevation of the proposal at no less than 1:200 showing indicative furniture layouts and program
	  ○ illustrated materials schedule including physical or digital samples board with correct proportional representation of materials, nominated colours and finishes
	  ○ details of proposed signage, including size, location and finishes
	  ○ detailed annotated wall sections at 1:20 scale that demonstrate typical cladding, window and floor details, including materials and general construction quality
	  ○ site plans and operations statement demonstrating the after hours and community use strategy
	• site survey plan, showing existing levels, location and height of existing and adjacent structures / buildings, site boundaries and remnant and planted vegetation on the site
	• site analysis plan, including:

	○ site and context plans that demonstrate principles for future development and expansion, built form character and open space network ○ active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links ○ site and context plans that demonstrate principles for future network, active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links • sediment and erosion control plan • shadow diagrams • view analysis, photomontages and architectural renders, including those from public vantage points • landscape architectural drawings showing key dimensions, RLs, scale bar and north point, including: ○ integrated landscape plans at appropriate scale, with detail of new and retained planting, shade structures, materials and finishes proposed including articulation of playground spaces ○ plan identifying significant trees and vegetation, trees or vegetation to be removed and trees or vegetation to be retained or transplanted having regard to the native vegetation communities that occur or once occurred on the site • design report to demonstrate how design quality will be achieved in accordance with the above Key Issues including: ○ architectural design statement ○ diagrams, structure plan, illustrations and drawings to clarify the design intent of the proposal ○ detailed site and context analysis ○ analysis of options considered including building envelope study to justify the proposed site planning and design approach ○ visual impact assessment identifying potential impacts on the surrounding built environment and adjoining heritage items ○ summary of feedback provided by GANSW and NSW State Design Review Panel (SDRP) and responses to this advice ○ summary report of consultation with the community and response to any feedback provided • geotechnical and structural report • accessibility report • arborist report • acid sulphate soils management plan and • schedule of materials and finishes.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, special interest groups including local Aboriginal land councils and registered Aboriginal stakeholders and affected landowner. In particular, you must consult with: • Willoughby Council • Government Architect NSW (through the NSW SDRP process) • Transport for NSW and • Roads and Maritime Services. Consultation should commence as soon as practicable to agree the scope of investigation. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.

Further consultation after 2 years	If you do not lodge a development application and EIS for the development within two years of the issue date of these SEARs, you must consult further with the Planning 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.