

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 9683
Proposal Name	Change of use of existing gymnasium to an Educational Establishment
Location	7 James Street Argenton
Applicant	Alesco Senior College
Date of Issue	5 April 2019
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 <i>Environmental Planning and Assessment Regulation 2000</i> (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 Address the statutory provisions contained in all relevant environmental planning instruments, including: <i>Biodiversity Conservation Act 2016</i> <i>State Environmental Planning Policy (State & Regional Development) 2011</i> <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i> <i>State Environmental Planning Policy (Infrastructure 2007)</i> <i>State Environmental Planning Policy No. 64 – Advertising and Signage</i> <i>State Environmental Planning Policy No.55 – Remediation of Land</i> - Draft State Environmental Planning Policy (Remediation of Land)

	• Draft State Environmental Planning Policy (Environment) and • Lake Macquarie Local Environmental Plan 2014. <i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development. <i>Development Standards</i> 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 • State Infrastructure Strategy 2018 – 2038 Building the Momentum • Hunter Regional Plan 2036 • Hunter Regional Transport Plan • Crime Prevention Through Environmental Design (CPTED) Principles • Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017) • Lake Macquarie Development Control Plan 2014. 3. Operation • Provide details of the proposed school operations, including staff and student numbers, school hours of operation, and operational details of any proposed community use of school facilities. • Identify open space proposed to be used to meet the recreational needs of students. • Provide a detailed justification of suitability of the site to accommodate the proposal. 4. Built Form and Urban Design • Address design quality and built form, with specific consideration of the overall site layout, open spaces and Crime Prevention Through Environmental Design (CPTED). • Clearly demonstrate how design quality will be achieved in accordance with Schedule 4 Schools – Design Quality Principles of <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i> and the GANSW Design Guide for Schools. • Provide a detailed site-wide landscape strategy, including consideration of equity and amenity of outdoor learning spaces, and integration with built form, security, shade, topography and existing vegetation. 5. Environmental Amenity • Assess amenity impacts on the surrounding locality, including solar access, visual privacy, visual amenity and acoustic impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated. • 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 the immediate locality and proposed mitigation measures. • Detailed outline of the nature and extent of the intensification of use associated with the change of use, particularly in relation to the proposed increase in occupants.
--	--

	6. Transport and Accessibility Include a transport and accessibility impact assessment, which details, but not limited to the following: • An assessment of all relevant vehicular traffic routes and intersections for access to / from the subject properties. • An assessment of construction and operational traffic impacts on existing intersections, capacity of the local and classified road network. • Identify road network infrastructure upgrades that are required to maintain existing levels of service on both the local and classified road network for the development (if required). • The adequacy of public transport, pedestrian and bicycle networks in the vicinity of the site. • Access arrangements, including car and bus pick-up/drop-off facilities if proposed, 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. • Details of available on-site car parking spaces for teaching staff and visitors in accordance 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 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). → 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). 7. 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 description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy. 8. Noise and Vibration • 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) • Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008). 9. 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). 10. Contributions Address Council's 'Section 7.11/7.12 Contribution Plan' and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development. 11. 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.
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 ○ details of proposed signage, including size, location and finishes • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and site boundaries • 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 • 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 outdoor spaces ○ plan identifying significant trees, trees to be removed and trees to be retained or transplanted • Geotechnical and Structural Report • Accessibility Report • Arborist Report.

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 landowners. In particular, you must consult with: • Lake Macquarie Council • 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.