

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 9809
Proposal Name	New Marsden Park Public School
Location	Lot 2889, DP 1230906, Northbourne Drive, Marsden Park
Applicant	Department of Education
Date of Re - Issue	2 July 2019
G e n e r a l 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) · 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 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	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context</p> <p>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 (Infrastructure 2007) · State Environmental Planning Policy (Sydney Region Growth Centres) 2006 · 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 · State Environmental Planning Policy (Sydney Region Growth Centres) 2006 · Draft State Environmental Planning Policy (Remediation of Land) · Draft State Environmental Planning Policy (Environment) and

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)
- Central City District Plan
- Our Blacktown 2036
- Blacktown Growth Centres Development Control Plan.

3. Operation

- Provide details of the 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.

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, colours 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.
- 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. Design Excellence

Provide design quality guidelines for the future built form and integration of landscape design.

Provide a Design Excellence Strategy for the future stages of the development which demonstrates how design excellence will be achieved. This strategy should set out:

- o the design process leading to the proposal
- o the type and details of the competitive design excellence processes proposed to be undertaken, and clear rationale for this process having regard to established design excellence policy context and best practice
- o a method setting out how the proposed design excellence, public domain and landscape excellence process will be implemented as part of the planning process
- o details of the method for the incorporation of sustainability into design.

6. 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 the immediate locality and proposed mitigation measures.

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.

Recognise and address the adjacent heritage item to the north west of the development site that is identified on the SEPP (SRGC) 2006 heritage map.

7. Staging

Provide details regarding the staging of the proposed development (if any).

8. Transport and Accessibility

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

- o 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
- o 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
- o 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
- o measures to integrate the development with the existing/future public transport network
- o 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)
- o 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
- o 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
- o the proposed walking and cycling access arrangements and connections to public transport services
- o 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
- o details of the likely school catchment area, which will influence the location of the student population and subsequent transport choices to travel to/from school.
- o An assessment of the planned road design and timing for the construction of adjacent roads to the school. This assessment should consider the accessibility requirements from bus stops and anticipated pick-up and drop-off zones.
- o proposed bicycle parking provision, including end of trip facilities, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance
- o 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
- o 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
- o 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
- o 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)

à 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).

9. 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.
 - Detail how sustainable design measures, such as green and/or a cool roof, will be incorporated into the development to maximise long-term ecologically sustainable outcomes.
 - Detail sustainability targets and integration of these in the design approach
 - Demonstrate how environmental design will be achieved in accordance with the Environmental Design in Schools Manual (<https://www.governmentarchitect.nsw.gov.au/guidance/environmental-design-in-schools>)
 - Provide a statement regarding how the design of the future development is responsive to the CSIRO projected impacts of climate change, 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).
- à Relevant Policies and Guidelines:
- NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections.

10. Social Impacts

Include an assessment of the social consequences of the schools' relative location and decanting activities if proposed.

11. Aboriginal Cultural Heritage

- The environmental assessment must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will 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.
- Note that a due diligence report is not acceptable, an ACHAR must be prepared.

12. Heritage

- Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items adjacent to 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.

13. 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.
- à 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).

14. 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 any existing structures and infrastructure prior to any demolition or site preparation works.
- à Relevant Policies and Guidelines:
- Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)
 - NSW EPA Sampling Design Guidelines 1995
 - Guidelines for the NSW Site Auditor Scheme (3rd Edition) 2017 (EPA)
 - Guidelines for Consultants Reporting on Contaminated Sites 2011 (EPA)
 - National Environment Protection (Assessment of Site Contamination) Measures 2013 (EPA).

15. 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.

16. Contributions

Address Council's 'Section 7.11 Contribution Plan' and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.

17. Water and soils

- Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.
- 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 providing appropriate management of all anticipated flows.
- The EIS must map 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, groundwater and groundwater dependent ecosystems.
 - Proposed intake and discharge locations.
- The EIS must describe background conditions for any water resource likely to be affected by the development, including:
 - Existing surface and groundwater.
 - Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.
- Water Quality Objectives (as endorsed by the NSW Government [see www.environment.nsw.gov.au/ieo/index.htm]) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
- Indicators and trigger values/criteria for the environmental values identified above in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government.
- Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions [see www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning].
- The EIS must assess the impacts of the development on water quality, including:
 - o The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.
 - o Identification of proposed monitoring of water quality.
- The EIS must assess the impact of the development on hydrology, including:
 - o Water balance including quantity, quality and source.
 - o Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
 - o Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
 - o Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
 - o Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
 - o Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and reuse options.
 - o Identification of proposed monitoring of hydrological attributes.
- à Relevant Policies and Guidelines:
 - Guidelines for development adjoining land and water managed by DECCW (OEH, 2013).

- Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)
- Blacktown City Council Development Control Plan – Part J – Water Sensitive Urban Design and Integrated Water Cycle Management
- Blacktown City Council Water Sensitive Urban Design Standard Drawing A(BS)175M
- Blacktown City Council Engineering Guide for Development
- Blacktown City Council Work Specification – Civil

18. 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.
- The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government) including:
 - o Flood prone land.
 - o Flood planning area, the area below the flood planning level.
 - o Hydraulic categorisation (floodways and flood storage areas).
 - o Flood Hazard.
- The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event.
- The EIS must model the effect of the proposed development (including fill) on current flood behaviour for a range of design events as identified above. This includes the 0.5% and 0.2% AEP 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:
 - o Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.
 - o The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood, or an equivalent extreme flood.
 - o Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories.
 - o Relevant provisions of the NSW Floodplain Development Manual 2005.
- The EIS must assess the impacts on the proposed development on flood behaviour, including:
 - o Whether there will be detrimental increases in the potential flood affection of other properties, assets and infrastructure.
 - o Consistency with Council floodplain risk management plans.
 - o Consistency with any Rural Floodplain Management Plans.
 - o Compatibility with the flood hazard of the land.
 - o Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
 - o Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site,
 - o Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or

	<p>watercourses.</p> <ul style="list-style-type: none"> o Impacts on managing risk to life, emergency management arrangements, evacuation and access, . and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the NSW SES. o Any impacts the development may have on the social and economic costs to the community as consequence of flooding. <p>19. Bushfire</p> <p>Address bushfire hazard and, if relevant, prepare a report that addresses the requirements for Special Fire Protection Purpose Development as detailed in Planning for Bush Fire Protection 2006 (NSW RFS).</p> <p>20. Biodiversity Assessment</p> <p>As the site is biodiversity certified, a Biodiversity Assessment Report is not required under s.8.4 of the <i>Biodiversity Conservation Act 2016</i>.</p> <p>The EIS must include the following:</p> <ul style="list-style-type: none"> · engage a suitably qualified person to assess and document the flora and fauna impacts related to the proposal. · detail the native vegetation community (or communities) that occurs, or once occurred, on the site, with a list of local provenance species (trees, shrubs and groundcovers) to be used for landscaping. · specify landscaping using a diversity of local provenance species (trees, shrubs and groundcovers) from the native vegetation community (or communities) that occur, or once occurred, on the site. <p>21. Waste</p> <p>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>à Relevant Policies and Guidelines: Waste Classification Guideline Part 1 (General) 2014 – (EPA)</p> <p>22. Construction Hours</p> <p>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 Regulation. 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"> · Architectural drawings showing key dimensions, RLs, scale bar and north point, · building envelopes · plans, sections and indicative 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,

	<ul style="list-style-type: none"> · 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 and site boundaries · Site Analysis Plan including <ul style="list-style-type: none"> o site and context plans that demonstrate principles for future development and expansion, built form character and open space network o active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links o 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 from those from public vantage points · Landscape architectural drawings showing key dimensions, RLs, scale bar and north point, including: <ul style="list-style-type: none"> o integrated landscape plans at appropriate scale, with detail of new and retained planting, shade structures, materials and finishes proposed including articulation of playground spaces o plan identifying significant trees, trees to be removed and trees to be retained or transplanted · Design report to demonstrate how design quality will 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 including building envelope study to justify the proposed site planning and design approach o visual impact assessment identifying potential impacts on the surrounding built environment and adjoining heritage items 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 · Geotechnical and Structural Report · Accessibility Report · Schedule of materials and finishes.
<p>Consultation</p>	<p>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.</p> <p>In particular, you must consult with:</p> <ul style="list-style-type: none"> · Blacktown City Council · Government Architect NSW (through the NSW SDRP process) · Transport for NSW and · Roads and Maritime Services. <p>Consultation 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.</p>

	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.