

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* Schedule 2 of the Environmental Planning and Assessment Regulation 2000

Application Number	SSD-10325
Project Name	Kincoppal Rose Bay School (Concept and Stage 1)
Location	2 Vacluse Road, Vacluse
Applicant	Kincoppal – Rose Bay School of the Sacred Heart
Date of Reissue	14/01/2020
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 Environmental Planning and Assessment Regulation 2000 (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 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 and · certification that the information provided is accurate at the date of preparation.
Key issues	<p><u>Concept Proposal</u></p> <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) 201 · State Environmental Planning Policy (Infrastructure 2007) · 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) · Woollahra Local Environmental Plan 2014.

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.

Provisions

Adequately demonstrate and document in the EIS how each of the provisions in the listed instruments are addressed, including reference to necessary technical documents.

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 and supporting plans
- 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)
- Draft Greener Places Policy
- Eastern City District Plan
- Woollahra Development Control Plan 2015.

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.

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, massing, setbacks, building articulation, materials and colours.
- 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.
- Demonstrate that Aboriginal culture and heritage is considered and incorporated holistically in the design proposal.

5. Design Excellence

- Describe the design process leading to the concept proposal.
- Provide design quality guidelines for the future built form and integration of landscape design.
- Provide a design excellence strategy, developed in consultation with the Government Architect NSW through the State Design Review Panel (SDRP) process, 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 concept proposal
 - 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.
- 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.

7. Staging

- Provide details regarding the staging of the proposed development, including details of any decanting of students that will be required to accommodate works.

8. 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
- 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 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).

9. 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.

10. 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.
- The climate change projections developed for the Sydney Metropolitan area are used to inform the building design and asset life of the project.
- 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.
- Include an assessment against an accredited ESD rating system or an equivalent program of ESD performance. This should include a minimum rating scheme target level.
- 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).

Relevant Policies and Guidelines:

- NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections.

11. Heritage

- Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on 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.
- Provide an updated Conservation Management Plan (CMP) including:
 - o Updated historic research based on primary sources
 - o Plans showing the different phases of development of the precinct since its early phases up to the current times using plans and elevations; o Grading of significance in accordance with the NSW Heritage Office methodology

incorporating an assessment of each building, landscape item forming the precinct on a plan and table

- o For built and landscape elements assessed as being of Moderate, High and Exceptional significance, a Fabric Analysis is to be prepared in a table format with each room on a different row, including photographs of each room and component (including the roof and chimneys), significant fabric in each room (fireplaces, cornices, ceilings, floorings, etc.), date of construction of each room and type of walls (brick/stone/etc).
- The CMP is to be prepared by a qualified heritage architect in accordance with the Office of Environment & Heritage guidelines "Conservation Management Documents" [including: Model Brief], 1996, revised 2002, "The Conservation Plan" [Fifth Edition] by James Semple Kerr for the National Trust 2000, "Conservation Management Plan: A Checklist", Heritage Office, 2003. The CMP must incorporate input from qualified historical and aboriginal archaeologists as well as qualified landscape heritage consultants.

12. Noise and Vibration

Identify and assess operational noise at a concept level, including consideration of any 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.

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 / 7.12 Contribution Plan' and/or 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.

Relevant Policies and Guidelines:

- Guidelines for development adjoining land and water managed by DECCW (OEH,

2013).

17. Flooding and coastal hazards

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 (DIPNR, 2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity.

18. Biodiversity Assessment

- Biodiversity impacts related to the proposed development are to be assessed in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method.
- The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method
- The BDAR must include details of the measures proposed to address the offset obligation as follows:
 - o the total number and classes of biodiversity credits required to be retired for the development/project.
 - o the number and classes of like-for-like biodiversity credits proposed to be retired.
 - o the number and classes of biodiversity credits proposed to be retired in accordance with the variation rules
 - o any proposal to fund a biodiversity conservation action
 - o any proposal to conduct ecological rehabilitation (if a mining project)
 - o any proposal to make a payment to the Biodiversity Conservation Fund.
- If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.
- The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the Biodiversity Conservation Act 2016.
- Where a Biodiversity Assessment Report is not required, engage a suitably qualified person to assess and document the flora and fauna impacts related to the proposal.

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

Stage 1 works

The EIS for the construction and fit-out of the building works must address the following specific matters:

1. 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.
- 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.

2. Operation

- Provide details of the proposed school operations, including staff and student numbers to be accommodated in Stage 1, school hours of operation, and operational details of any proposed before/after school care services and/or community use of school facilities.
- Where relevant, detail how the school will continue to operate during construction activities, including proposed mitigation measures. Provide details of all existing conditions of consent relating to these matters (i.e. student/staff caps, hours of operation, etc).

3. 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.
- 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.

4. Utilities

- Identify any potential impacts of the proposed construction and operation on the existing utility infrastructure and service provider assets, and demonstrate how these will be protected or impacts mitigated.

5. Transport and Accessibility

- A Transport Impact Assessment must be prepared that reassess the transport impacts of Stage 1 works within the context of the assessment undertaken for the Concept Proposal.

- Detail access arrangements for construction of Stage 1 and measures to mitigate any associated pedestrian, cyclist or traffic impacts, including the preparation of a preliminary Construction Traffic and Pedestrian Management Plan (CTPMP) to demonstrate the proposed management of the impact. The CTPMP should also consider cumulative impacts associated with other construction activities and assess road safety at any key intersections subject to heavy vehicle movements and high pedestrian activity.

Relevant Policies and Guidelines:

- Guide to traffic generating developments (RMS).

6. Noise and Vibration

- Identify and provide a quantitative assessment of the main noise and vibration generating sources and activities during 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:

- Interim Construction Noise Guideline (DECC)
- Assessing Vibration: A Technical Guideline 2006

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 framework for how the development in Stage 1 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 an assessment against an accredited ESD rating system or an equivalent program of ESD performance. This should include a minimum rating scheme target level. (if applicable depending on what is proposed).
- Include preliminary consideration of building performance and mitigation of climate change, including consideration of Green Star Performance.
- Detail how the development incorporates green walls, green roof and/or cool roof into the design.
- Provide a statement regarding how the Stage 1 works 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).

Relevant Policies and Guidelines:

- NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections.

8. Flooding and coastal hazards

The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:

- Flood prone land
- Flood planning area, the area below the flood planning level
- Hydraulic categorisation (floodways and flood storage areas)
- 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 the flood behaviour under the following scenarios:

- Current flood behaviour for a range of design events as identified in 14 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:

- Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.
- 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.
- 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
- Relevant provisions of the NSW Floodplain Development Manual 2005.

The EIS must assess the impacts on the proposed development on flood behaviour including:

- Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
- Consistency with Council floodplain risk management plans.
- Consistency with any Rural Floodplain Management Plans.
- Compatibility with the flood hazard of the land.
- Compatibility with the hydraulic functions of flow conveyance in floodways 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.
- 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 watercourses.
- Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council.
- Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council.
- Emergency management, 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
- Any impacts the development may have on the social and economic costs to the

community as consequence of flooding.

9. 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).

10. 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).

11. 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.

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, estuaries (as described in s4.2 of the Biodiversity Assessment Method)
- Wetlands as described in s4.2 of the Biodiversity Assessment Method.
- Groundwater
- 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 <http://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 at (c) 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 <http://www.environment.nsw.gov.au/research-and-publications/publicationssearch/risk-based-framework-for-considering-waterway-health-outcomes-instrategic-land-use-planning>.

	<p>The EIS must assess the impacts of the development on water quality, including:</p> <ul style="list-style-type: none"> · 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 · Identification of proposed monitoring of water quality · Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan). <p>The EIS must assess the impact of the development on hydrology, including:</p> <ul style="list-style-type: none"> · Water balance including quantity, quality and source · Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas · Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems · 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) · Changes to environmental water availability, both regulated/licensed and unregulated/rules- based sources of such water · Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options · Identification of proposed monitoring of hydrological attributes. <p><u>Relevant Policies and Guidelines:</u></p> <ul style="list-style-type: none"> · Guidelines for development adjoining land and water managed by DECCW (OEH, 2013). <p>12. 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>13. 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>
Plans and Documents	<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"> · A section 10.7(2) and (5) Planning Certificates (previously Section 149(2) and (5) Planning Certificate) · Architectural drawings showing key dimensions, RLs, scale bar and north point,

	<p>including:</p> <ul style="list-style-type: none"> o plans, sections and elevation of the proposal at no less than 1:200 showing indicative furniture layouts and program o illustrated materials schedule including physical or digital samples board with correct proportional representation of materials, nominated colours and finishes o details of proposed signage, including size, location and finishes o detailed annotated wall sections at 1:20 scale that demonstrate typical cladding, window and floor details, including materials and general construction quality o site plans and operations statement demonstrating the after hours and community use strategy <ul style="list-style-type: none"> · 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: <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 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 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. · Acid Sulfate Soils Report. · Arborist Report. · 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, special interest groups, including local Aboriginal land councils and registered Aboriginal stakeholders, and affected landowners. In particular, you must consult</p>

	<p>with:</p> <ul style="list-style-type: none"> · Woollahra Council. · Government Architect NSW (through the SDRP process). · Transport for NSW. · Transport for NSW (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. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
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 take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.