

# 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

<b>Application Number</b>	SSD-10340
<b>Project Name</b>	Fort Street Public School
<b>Location</b>	Upper Fort Street within City of Sydney
<b>Applicant</b>	NSW Department of Education
<b>Date of Issue</b>	Reissued DATEWILLBEINSERTEDHERE
<b>G e n e r a l Requirements</b>	<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 of 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.</p> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> <li>· adequate baseline data</li> <li>· consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); and</li> <li>· measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment</li> </ul> <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>- 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. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV;</li> <li>- an estimate of jobs that will be created during the construction and operational phases of the proposed development; and</li> <li>- certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Statutory and Strategic Context</b></p> <p>Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> <li>· <i>Biodiversity Conservation Act 2016</i></li> <li>· State Environmental Planning Policy (State &amp; Regional Development) 2011</li> <li>· State Environmental Planning Policy (Infrastructure 2007)</li> <li>· State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</li> <li>· State Environmental Planning Policy No. 64 – Advertising and Signage</li> <li>· State Environmental Planning Policy No.55 – Remediation of Land</li> <li>· Draft State Environmental Planning Policy (Remediation of Land)</li> <li>· Draft State Environmental Planning Policy (Environment) and</li> <li>· Sydney Local Environmental Plan 2012.</li> </ul> <p><i>Permissibility</i></p>

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.

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

**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
- Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017)
- Eastern City District Plan
- Sustainable Sydney 2030
- Sydney Development Control Plan 2012
- Council's Section 7.11/7.12 Plans/planning agreements
- Harbour Village North Public Domain Plan (includes Observatory Hill Masterplan Study)
- Legible Sydney
- City Centre Access Strategy

**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.
- Provide details regarding management of student safety in accessing and departing the school site in the peak periods, beyond the limits of the school grounds, and in particular how that traffic will be separated from cycle traffic associated with the cycle path.
- Provide detail regarding impact of construction on events including weddings that held in Observatory Hill Park. Include details of arrangements to prevent impacts on events with consideration given to the impact of construction. Provide evidence of liaison and agreement with the City of Sydney and the Observatory in relation to this issue.

#### 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.
- Address the NSW and ACT Governments Regional Climate Modelling (NARClIM) climate change projects development for the Sydney Metropolitan area to inform the building design and asset life of the project. Incorporate a green roof, cool roof and/or green wall into the design.
- Provide details of any digital signage boards, including size/dimensions, 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.
- Address the Design Guide for Heritage Implementing the Better Placed policy for Heritage buildings, Sites and Precincts.
- 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 detailed analysis of the open space provision within the school and compliance with Department of Education standards. Provide details of any open spaces outside the boundary of the site that may be used for school activities from time to time, or on a permanent basis.
- Provide details of any temporary or permanent alterations to Observatory Hill Park or Upper Fort Street, including circulation paths, signage, planting or trees.
- 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. Provide views to the development from key vantage points in the surrounding context.
- 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.
- Provide an air quality assessment that demonstrates that there would be satisfactory conditions for students and staff in consideration of the immediacy of the Cahill cut and the Sydney Harbour Bridge locations. This should have regard to precedent studies (including longitudinal studies) and benchmarking including relevant NSW Health guidelines.

#### 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 the future cycleway arrangements in the view analysis.
- 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.
- Identify any changes to access to Observatory Hill Park or the Observatory that may arise during construction. Provide details of any existing trees or areas of grass or planting that would be affected.

#### **6. Staging**

- Provide details regarding the staging of the proposed development (if any).
- Provide details of any staging works to occur outside the boundary of the school, on Upper Fort Street, or in Observatory Hill Park.

#### **7. Traffic, Transport and Accessibility (construction and operation)**

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

- Provide details of proposed walking routes to/from the school entry gate, specifically from Kent Street and from the Argyle Street bus stop. Address proposals regarding this contained within in the Harbour Village North Public Domain Plan, including a lift from Kent Street.
- Provide details of vehicular drop off points at the school, including kerb arrangements, signage, traffic movement and numbers.
- Provide details regarding continued vehicular access to the National Trust at any time, including at locations where school entry or exit gates are located, and school vehicular access will be located.
- Provide current daily and future peak hour vehicle traffic generation (light and heavy vehicles), current and future public transport current and future pedestrian and cycle movements existing traffic and transport facilities located within the vicinity of the proposed development.
- Details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, school bus, pedestrian and bicycle trips.
- Details of school bus/coach pick up and drop off location estimated daily school / coach movements and access arrangement for students to and from bus drop off and pick up.
- Access to, from and within the site from the road and active transport networks, including (but not limited to) intersection locations, design and sight distances (for example turning lanes, swept paths, sight distance requirements).
- Details on how the proposed development interfaces with the Sydney Harbour Bridge cycleway access proposals and how the development will impact on these.
- The adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, including the Sydney Light Rail and Sydney Metro City and Southwest metro, 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, including the Sydney Light Rail and Sydney Metro City and Southwest metro.

- Assessment of the impact of additional traffic generated by the proposed development on the existing road network, including school bus arrangements, with consideration to the impact of trips generated (motor vehicles, pedestrians, bicycle and public transport) by the development on nearby intersections, 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 and details of the promotion of these activities.
- The proposed walking and cycling access arrangements and connections to public transport services, including the Sydney Light Rail and Sydney Metro City and Southwest metro.
- The proposed access arrangements, for car and bus pick-up/drop-off facilities, including how peak pick up and drop off times will be managed, how vehicles will manoeuvre and how congestion flow on effects to the surrounding road network will be managed.
- 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. Specifically provide detail of how vehicle and pedestrian traffic will be separated from the cycleway traffic in the short and long term.
- Provide detail of school entries and exits, and treatment of Upper Fort Street to prevent unsafe pedestrian conditions including conflict between pedestrians and cars.
- 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. If parking for staff is provided off-site, details of this and the appropriate access and safety arrangements detailed.
- 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, routes 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:
  - o an assessment of cumulative impacts associated with other

- construction activities (if any)
- o an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity.
- o details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process.
- o details of anticipated peak hour and daily construction vehicle movements to and from the site.
- o details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle.
- o details of temporary cycling and pedestrian access during construction.
- o details of any road closures.
- o details of a consultation strategy for liaison with surrounding stakeholders.
- o details of the traffic and transport impacts during construction and how these impacts will be mitigated for any impacts to traffic, pedestrians, cyclists, parking, and public transport.
- o details of vehicle size, truck routes, truck movements, hours of construction, access arrangements, parking arrangements and traffic control measures for all demolition/construction activities.

Ø *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).
- City Centre Access Strategy
- City of Sydney Cycling Strategy and Action Plan 2018-2030

**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.
- Demonstrate how environmental design will be achieved in accordance with the GANSW Environmental Design in Schools Manual (<https://www.governmentarchitect.nsw.gov.au/guidance/environmental-design-in-schools>)
- 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).

Ø *Relevant Policies and Guidelines:*

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

## 9. Heritage

- A heritage impact statement that addresses the heritage impact of the proposal on the significance and setting of the items on the site (including Fort Street Public School, Meteorological Building, 1830s Heritage Wall, the Messenger Building and Fig trees) on the significance and setting of nearby heritage items (including the National Trust Centre, Sydney Observatory, and Observatory Hill Park) on views to and from the site and Observatory Hill, and on the significance and setting of the State listed Millers Point and Dawes Point Precinct (which includes Observatory Hill).

The heritage impact statement is to:

- o be in accordance with the relevant NSW Heritage Council guidelines.
- o be prepared by a suitably qualified and experienced heritage consultant.
- o include compliance with the conservation policies of any conservation management plan that applies to the site, including the Fort Street Public School and Environs CMP, prepared by TDK Architects in October 2016, and justification for any non-compliances.
- o outline measures to mitigate any adverse impacts identified
- o include recommendations to enhance the significance and setting of the site and its environment.
- 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 the historical archaeological and potential significance of the site, the impacts the development may have on this significance and recommended measures to manage the archaeological resource. This is to be prepared in accordance with the relevant NSW Heritage Council Guidelines by a suitably qualified historical archaeologist.

## 10. Social Impacts

Prepare a social impact assessment, which:

- Identifies and analyses the potential social impacts of the development, from the points of view of the affected community/ies and other relevant stakeholders, i.e. how they expect to experience the project.
- Considers how potential environmental changes in the locality may affect people's: way of life; community; access to and use of infrastructure, services, and facilities; culture; health and wellbeing; surroundings; personal and property rights; decision-making systems; and fears and aspirations, as relevant and considering how different groups may be disproportionately affected.
- Assesses the significance of positive, negative, and cumulative social impacts considering likelihood, extent, duration, severity/scale, sensitivity/importance, and level of concern/interest.

- Includes mitigation measures for likely negative social impacts, and any proposed enhancement measures.

#### **11. Aboriginal Heritage**

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

#### **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.
- Provide details of acoustic wall, floor and ceiling finishes for the school campus to ensure appropriate internal noise levels are achieved.

##### *Ø 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)
- Australian Standard 2363:1999 Acoustics – Measurement of noise from helicopter operations.

#### **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.

##### *Ø 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 'Central Sydney Development Contribution Plan 2013' 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.

#### Ø 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

- Biodiversity impacts related to the proposed development (SSD 10340) 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 make a payment to the Biodiversity Conservation Fund.
  - o If seeking approval to use the variation rules, the BDAR must

	<p>contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.</p> <ul style="list-style-type: none"> <li>· 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 <i>Biodiversity Conservation Act 2016</i>.</li> <li>· 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.</li> </ul> <p><i>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.</i></p> <p><b>19. Sediment, Erosion and Dust Controls</b> Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles, during demolition, site preparation, bulk excavation and construction phase.</p> <p>Ø <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>· Managing Urban Stormwater – Soils &amp; Construction Volume 1 2004 (Landcom)</li> <li>· Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</li> <li>· Guidelines for development adjoining land and water managed by DECCW (OEH, 2013).</li> </ul> <p><b>20. Waste</b></p> <ul style="list-style-type: none"> <li>· 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.</li> </ul> <p><b>21. Construction Hours</b> 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>
<b>Consultation</b>	<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. In particular, you must consult with:</p> <ul style="list-style-type: none"> <li>· City of Sydney Council</li> <li>· Government Architect NSW (through the NSW SDRP process)</li> <li>· Sydney Coordination Office within Transport for NSW</li> <li>· Roads and Maritime Services and</li> <li>· Heritage Division</li> </ul> <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>
<b>Plans and Documents</b>	<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>

In addition, the EIS must include the following:

- 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, including:
  - 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
- Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and site boundaries
- Site Analysis Plan including:
  - 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:
  - 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
- Stormwater Concept Plan
- Design report to demonstrate how design quality will be achieved in accordance with the above Key Issues including:
  - 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. Including how the design responds to and integrates with the requirements of the public domain, Sydney Harbour Bridge cycleway and surrounding buildings (Museum of Applied Arts and National Trust) at Observatory Hill.
  - o summary report of consultation with the community and response to any

	<p>feedback provided</p> <ul style="list-style-type: none"> <li>· Geotechnical and structural report</li> <li>· Accessibility Report</li> <li>· Arborist Report - detailing all likely impacts of the development for all trees within and adjacent to the site, including trees to be retained, removed or replaced (in accordance with Schedule 8 of the Sydney DCP 2012).</li> <li>· Salinity Investigation Report</li> <li>· Arborist Report</li> <li>· Acoustic Report</li> <li>· Salinity Investigation Report</li> <li>· Acid Sulfate Soils Management Plan</li> <li>· Air Quality Assessment</li> <li>· Schedule of materials and finishes</li> <li>· Physical and 3D model as per Council requirements</li> </ul>
<b>Further consultation after 2 years</b>	If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
<b>References</b>	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.