

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*

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| Application Number | SSD 10365 |
| Project Name | St Francis College Landscaping |
| Location | 130-160 Jardine Drive, Edmondson Park |
| Applicant | City Plan Strategy & Development PTY LIMITED on behalf of St Francis Catholic College |
| Date of Issue | 9 September 2019 |
| 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 of 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 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 the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); - measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and - a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues. <p>The EIS must also 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. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV; - an estimate of jobs that will be created during the construction and operational phases of the proposed development; and - certification that the information provided is accurate at the date of preparation. |

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| <p>Key issues</p> | <p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context</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"> o <i>Biodiversity Conservation Act 2016</i>; o Environmental Planning and Assessment Regulation 2000; o State Environmental Planning Policy No.55 – Remediation of Land; o State Environmental Planning Policy (Infrastructure) 2007; o State Environmental Planning Policy (State and Regional Development) 2011; o Draft State Environmental Planning Policy (Environment) 2017; o State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017; and o Liverpool Local Environmental Plan 2008. <p><i>Permissibility</i></p> <ul style="list-style-type: none"> o Detail the nature and extent of any prohibitions that apply to the development. <p><i>Development Standards</i></p> <ul style="list-style-type: none"> o Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards. <p><i>Provisions</i></p> <ul style="list-style-type: none"> o Adequately demonstrate and document in the EIS how each of the provisions in the listed instruments are addressed, including reference to necessary technical documents. <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> o NSW State Priorities; o The Greater Sydney Regional Plan, A Metropolis of three cities; o Crime Prevention Through Environmental Design (CPTED) Principles; o Healthy Urban Development Checklist, NSW Health; o Better Placed – An integrated design policy for the built environment of NSW 2017; |
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- o Western City District Plan; and
- o Liverpool Development Control Plan.

2. Built Form

- o 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.
- o 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.
- o Address CPTED Principles.
- o Demonstrate good environmental amenity including access to landscape and outdoor spaces and future flexibility.

3. Environmental Amenity

- o Assess amenity impacts on the surrounding locality, including acoustic, visual and water management impacts of the proposed works. A high level of environmental amenity for any surrounding residential land uses must be demonstrated.
- o Provide a detailed site-wide landscape strategy, including consideration of equity and amenity of outdoor learning spaces, and integration with built form, security, shade, topography and existing vegetation.
- o Include an assessment of the potential visual impacts of the development and construction of the proposed pavement on the amenity of the surrounding area.

4. Contamination

- o 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:

- *Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)*

5. Ecologically Sustainable Design

- o 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.
- o Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban

design and rainwater harvesting) and energy.

- o Include details of plant selections for landscaping works.

→ Relevant Policies and Guidelines:

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

6. Noise and Vibration

- o Identify and provide a quantitative assessment of the main noise and vibration generating sources during construction.
- o Outline measures to minimise and mitigate the potential noise impacts on school operations and surrounding occupiers of land.

→ Relevant Policies and Guidelines:

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

7. Transport and Accessibility

Prepare 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 details of how construction would be managed so as not to interfere with school operations
- 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 indicative number of 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

→ Relevant Policies and Guidelines:

- Guide to Traffic Generating Developments (Roads and Maritime Services)
- EIS Guidelines – Road and Related Facilities (DoPI)
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development

8. Staging

- o Details regarding the proposed staging of works.
- o Details regarding how the staging of works will be managed to minimise the impact on the operation of the school.

9. Biodiversity

- o Advise and provide comment on compliance with the terms of the existing biodiversity certification on the subject site as identified in the South West Growth Centre – Biodiversity Certification map under Section 43 of the Biodiversity Conservation (Savings and Transition) Regulation 2017.

10. Landscaping

- o Identify any native trees or shrubs to be removed, retained or transplanted.
- o Include details of 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) that will be used for landscaping.
- o Specify that any landscaping will use a diversity of local provenance species (trees, shrubs and groundcovers) from the native vegetation community (or communities) that occurs, or once occurred, on the site, to improve biodiversity.

11. Sediment, Erosion and Dust Controls

- o 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)

12. Construction Hours

- o Identify proposed construction hours for the proposed landscaping and kerbing works and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.

13. Drainage

- o Detail drainage (if any) associated with the proposal, including conceptual

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| | <p>stormwater and drainage infrastructure.</p> <p>→ Relevant policies and guidelines:</p> <ul style="list-style-type: none"> · <i>Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)</i> <p>14. Waste</p> <ul style="list-style-type: none"> o Identify, quantify and classify the likely waste streams to be generated during construction and describe the measures to be implemented to manage, reuse, recycle and safely deposit of this waste. Identify appropriate servicing arrangements for the site. <p>15. Contributions</p> <ul style="list-style-type: none"> o Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development |
| <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"> - Site and Context Plan - Site Survey - High quality files of maps and figures of the subject site and proposal - Full set of Landscape Architectural Documentation, prepared by an AILA registered Landscape Architect, which includes the following: <ul style="list-style-type: none"> § cover sheet § Sediment and Erosion Control Plan § Demolition Plan (showing trees to be retained, removed or transplanted) § General Arrangement Plan § Set-out Plan § Levels and Grading Plan § Softscape Plan § Hardscape Plan § materials and finishes schedule (including plant schedule) |

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| | <p>§ construction details (e.g. planting details, staking, etc.)</p> <p>§ civil/structural engineering details (if applicable)</p> |
| Consultation | <p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> - Liverpool City Council. <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 | <p>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.</p> |
| References | <p>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.</p> |