

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-10451
Project Name	RIDBC Centre for Excellence
Location	Culloden Road, Macquarie University
Applicant	Royal Institute For Deaf And Blind Children
Date of Issue	6 May 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 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"> - 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.
Key issues	<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"> · State Environmental Planning Policy (State and Regional Development) 2011. · State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.

- State Environmental Planning Policy No.55 – Remediation of Land.
- State Environmental Planning Policy (Infrastructure) 2007.
- State Environmental Planning Policy No.64 – Advertising & Signage.
- Draft State Environmental Planning Policy (Remediation of Land).
- Draft State Environmental Planning Policy (Environment).
- Ryde 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.

Macquarie University Concept Plan

In accordance with clause 3B(d) of Schedule 6A of the Environmental Planning and Assessment Act 1979, demonstrate consistency with concept plan approval MP 06_0016 dated 13 August 2009 (as amended), including the Statement of Commitments for the project.

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.
- North District Plan.
- Macquarie University Master Plan 2014.
- 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 (Government Architect NSW (GANSW), 2017).
- Healthy Urban Development Checklist (NSW Health, 2009).
- Draft Greener Places Policy.
- Ryde Development Control Plan 2014.

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 the interrelationship between the proposed uses within the development and their dependency on each other.

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.
- 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:
 - o consideration of equity and amenity of outdoor play spaces, and integration with built form, security, shade, topography and existing vegetation.
 - o details of the number of trees to be removed and the number of trees to be planted on the site.
- 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.
- Provide an Arboricultural Impact Assessment undertaken in accordance with AS4970-2009 Protection of Trees on Development Sites. This assessment is to include all trees on site and must also address any encroachment on the Tree Protection Zone of trees to be retained within the site and on immediate adjoining land.

5. Environmental Amenity

- Assess amenity impacts on the surrounding locality, including solar access, visual privacy, visual amenity, overshadowing, wind impacts and acoustic impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated.
- Conduct a view analysis to the site from key vantage points and streetscape locations (photomontages or perspectives should be provided showing the building 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.

6. Staging

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

7. 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.
- in consultation with TfNSW, provide details of travel demand management measures to minimise the impact on general traffic and bus operations at the intersection of Culloden Road and Waterloo Road, including details of a location-specific sustainable travel plan (Green Travel Plan and specific Workplace travel plan) which incorporates a review of the University Travel Plan required in the Macquarie University Concept Plan 06_0016 and includes 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).
- 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 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.

Relevant Policies and Guidelines:

- Guide to Traffic Generating Developments (Roads and Maritime Services, 2002).
- EIS Guidelines - Road and Related Facilities (Department of Urban Affairs and Planning (DUAP), 1996).
- Cycling Aspects of Austroads Guides.
- NSW Planning Guidelines for Walking and Cycling (Department of Infrastructure, Planning and Natural Resources (DIPNR), 2004).
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development.
- Standards Australia AS2890.3 (Bicycle Parking Facilities).
- Ryde Draft Impact Assessment Guidelines 2016.

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).

Relevant Policies and Guidelines:

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

9. 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 (Heritage Office and DUAP, 1996).
- Address any archaeological potential and significance on the site and the impacts the development may have on this significance.

10. Social Impacts

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

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 (Office of Environment and Heritage (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 (Department of Environment, Climate Change and Water). 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 the Environment, Energy and Science Group of the Department of Planning, Industry and Environment.

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.

Relevant Policies and Guidelines:

- NSW Noise Policy for Industry 2017 (NSW Environment Protection Authority (EPA))
- Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009)
- Assessing Vibration: A Technical Guideline 2006 (Department of Environment and Conservation, 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.
- 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, 1998)
- Sampling Design Guidelines (EPA, 1995)
- Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011)
- National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, as amended 2013)

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 'City of Ryde Fixed Rate Levy (Section 7.12) Development Contributions Plan 2020' and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.
- Prior to the submission of the EIS, consult with Ryde City Council regarding amendments to any Voluntary Planning Agreements and contributions.

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.
- The Stormwater Management Plan is to be prepared in accordance to the provisions contained in Part 8.2 - Stormwater and Floodplain Management and the associated Technical Manual contained in Council's Development Control Plan 2014 and having regard to the controls related to OSD and WSUD which are applicable to the site.
- Detail on site water capture and re-use opportunities for both sewer and rainwater to minimise discharge and maximise retention.

Relevant Policies and Guidelines:

- Guidelines for developments adjoining land managed by the Office of Environment and Heritage (OEH, 2013).
- Ryde Development Control Plan 2014.

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 (DIPNR, 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.

	<p>18. Bushfire 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>19. Biodiversity Assessment Assess and document the flora and fauna impacts related to the proposal.</p> <p>20. Sediment, Erosion and Dust Controls</p> <ul style="list-style-type: none"> · Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles. · Map the following features relevant to water and soils: <ul style="list-style-type: none"> o acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map). o rivers, streams, wetlands, estuaries (as described in s4.2 of the BAM). o wetlands as described in s4.2 of the BAM. o groundwater. o groundwater dependent ecosystems. o proposed intake and discharge locations. <p>Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> · Managing Urban Stormwater - Soils & Construction Volume 1 2004 (Landcom). · Approved Methods for the Modelling and Assessment of Air Pollutants in NSW 2017 (EPA). · Guidelines for development adjoining land managed by the Office of Environment and Heritage (OEHL, 2013). <p>21. 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>Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> · Waste Classification Guidelines (EPA, 2014). <p>22. 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>
<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, including: plans, sections and elevation of the proposal; and details of proposed signage, including size, location and finishes. - Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and site boundaries. - Site Analysis and Context Plans. - Sediment and Erosion Control Plan.

	<ul style="list-style-type: none"> - 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: integrated landscape plans at appropriate scale, with detail of new and retained planting, shade structures, materials and finishes proposed, including articulation of playground spaces; and plans identifying significant trees, trees to be removed and trees to be retained or transplanted. - Accessibility Report. - Arborist Report. - Schedule of materials and finishes. - Bushfire report.
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 with:</p> <ul style="list-style-type: none"> - City of Ryde Council. - Transport for NSW (TfNSW). - Transport for NSW (Roads and Maritime Services) (TfNSW RMS). - Government Architect NSW (GANSW) (through the NSW SDRP process). <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 two years	<p>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.</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>