

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-10478
Project Name	Alesco Senior College Charlestown
Location	27 Chapman Street, Charlestown
Applicant	Alesco Senior College
Date of Issue	27/07/2020
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) · measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> · a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived · an estimate of the jobs that will be created by the future development during the construction and operational phases of the development · certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context</p> <p>Address the statutory provisions contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> · State Environmental Planning Policy (State & Regional Development) 2011 · 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) · Lake Macquarie 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.
- State Infrastructure Strategy 2018 – 2038 Building the Momentum.
- Hunter Regional Plan 2036.
- Hunter Regional Transport Plan.
- 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.
- Lake Macquarie Development Control Plan 2014.
- Lake Macquarie City Local Strategic Planning Statement.

3. Operation

- Provide details of the proposed school operations, including staff and student numbers, school hours of operation, and operational details of any proposed before/after school care services and/or community use of school facilities.
- Provide a detailed justification of suitability of the site to accommodate the proposal.
- Identify open space proposed to be used to meet the recreational needs of students.

4. Built Form and Urban Design

- 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.
- Provide a detailed site-wide landscape strategy, including:
 - o the landscape intent, elevations and sections, and schedules that reflect best practice landscape architectural industry standards.
 - o consideration of equity and amenity of outdoor learning 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.
- Address CPTED Principles.
- Demonstrate good environmental amenity including access to natural daylight and ventilation, acoustic separation, access to landscape and outdoor spaces.

5. Environmental Amenity

- Assess amenity impacts on the surrounding locality, including solar access, visual privacy, visual amenity and acoustic impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated.
- 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.
- Provide a detailed outline of the nature and extent of the intensification of use associated with the change of use, particularly in relation to the proposed increase in occupants.

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:

- 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.
- The impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity (Traffic modelling is to be undertaken using SIDRA network modelling for current and future years).
- Assessment of cumulative impacts of vehicular trips generated by the proposed child care centre adjacent to the site and the proposed development.
- 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.
- Details of 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.
- Details of the proposed bicycle parking provision, including end of trip facilities, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance.
- Details of the proposed number of on-site car parking spaces for staff and visitors and provide justification for the number of car parking spaces proposed.
- 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.
- Details of the 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 the construction program detailing the anticipated construction duration
- 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)
- 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)
- Cycling Aspects of Austroads Guides.

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 description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.

9. Noise and Vibration

- Identify and provide a quantitative assessment of the main noise and vibration generating sources during site preparation and construction activities. 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.
- 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)

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, 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)

11. 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.
- Assess the impacts of the proposal on existing utility infrastructure and service provider assets and describe how any potential impacts would be managed.

12. Contributions

- Address Lake Macquarie City Council's 'Section 7.11/7.12 Contribution Plan' and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.

13. Drainage

- Address Lake Macquarie City Council's requirements for stormwater capture and discharge, in accordance with the Lake Macquarie Development Control Plan 2014 including (where applicable):
 - o on-site detention.
 - o the management of gross pollutants.
 - o measures to minimise operational water quality impacts on surface waters and groundwater.
 - o include plans detailing the proposed methods of drainage without impacting on downstream properties.

Relevant Policies and Guidelines:

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

14. 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

	<p>NSW (EPA)</p> <ul style="list-style-type: none"> Guidelines for development adjoining land managed by the Office of Environment and Heritage (OEH, 2013) <p>15. Flooding</p> <ul style="list-style-type: none"> 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>16. Biodiversity Assessment</p> <ul style="list-style-type: none"> A Biodiversity Development Assessment Report (BDAR) must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method (BAM) Order 2017 under s6.10 of the <i>Biodiversity Conservation Act 2016</i>. 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 BAM. Where a BDAR is not required, engage a suitably qualified person to assess and document the flora and fauna impacts related to the proposal. <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>17. Waste</p> <ul style="list-style-type: none"> 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 as part of a Waste Management Plan. Identify appropriate servicing arrangements (including but not limited to, waste management, location of bins and storage areas, loading zones, etc.) for the site. <p>Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> Waste Classification Guidelines (EPA, 2014) Lake Macquarie Waste Management Guidelines (2019) <p>18. Construction Hours</p> <ul style="list-style-type: none"> 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.
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> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> plans, sections and elevation of the proposal at no less than 1:200 showing indicative furniture layouts and program details of proposed signage, including size, location and finishes Site Survey Plan, showing existing levels, location and height of existing and

	<p>adjacent structures / buildings and site boundaries</p> <ul style="list-style-type: none"> · Site Analysis and Context Plans, including: <ul style="list-style-type: none"> o any future development and expansion zones o open space network o active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links · Operations statement demonstrating the after-hours and community use strategy · · BCA Report. · Accessibility Report · Arborist Report (if needed).
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, and affected landowners. In particular, you must consult with:</p> <ul style="list-style-type: none"> · Lake Macquarie City Council · Transport for NSW (TfNSW) · TfNSW (Roads and Maritime Services) (RMS) <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	<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 consider relevant guidelines, policies, and plans as identified.</p>