

# Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*  
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

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| <b>Application Number</b>   | SSD 5535  |
| <b>Proposal Name</b>        | Wahroonga Adventist School  |
| <b>Location</b>             | Fox Valley Road, Wahroonga (legally described as Lot 621 DP 1128314, Lot 1 DP 834960, Lot 2 DP 843960, Lot 1 DP 834961 and Lot 4 DP 8349767)  |
| <b>Applicant</b>            | MacroPlan Dimasi  |
| <b>Date of Issue</b>        | 6 September 2012  |
| <b>General Requirements</b> | <p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>.</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"> <li>adequate baseline data;</li> <li>consideration of potential cumulative impacts due to other development in the vicinity; and</li> <li>measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li> </ul>   |
| <b>Key issues</b>           | <p>The EIS must address the following specific matters:</p> <p><b>1. Statutory and Strategic Context</b> – including:<br/>Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> <li>State Environmental Planning Policy (State &amp; Regional Development) 2011</li> <li>State Environmental Planning Policy (Major Development) 2005</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy (Sydney Harbour Catchment) 2005</li> <li>State Environmental Planning Policy No.19 – Bushland in Urban Areas</li> <li>State Environmental Planning Policy No.55 – Remediation of Land</li> <li>Ku-ring-gai Planning Scheme Ordinance</li> </ul> <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>NSW 2021</li> <li>Metropolitan Plan for Sydney 2036</li> <li>North Subregion Draft Subregional Strategy</li> <li>Ku-ring-gai Contributions Plan 2010</li> <li>Ku-ring-gai Council DCP 43 – Car Parking Code</li> <li>Ku-ring-gai Council DCP 47 – Water Management</li> <li>NSW Bike Plan</li> <li>Planning Guidelines for Walking and Cycling</li> <li>Integrating Land Use and Transport Policy Package</li> <li>Healthy Urban Development Checklist, NSW Health.</li> </ul> |



## **2. Wahroonga Estate Concept Plan (MP07\_0166)**

- Demonstrate consistency with the terms of approval of the Wahroonga Estate Concept Plan (MP07\_0166), including details of school building layouts, student population, proposed recreational space and playing fields, vehicle access and associated facilities. Any areas of inconsistency are to be justified:

## **3. Built Form and Urban Design**

- Address the height, bulk and scale of the proposed development within the context of the locality, including the existing church, Sydney Adventist Hospital and future high density residential development envisaged under the Wahroonga Estate Concept Plan.
- Address design quality, with specific consideration of the overall site layout, details of and access to recreational space/playing fields, axis, vistas and connectivity, open spaces and edges, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of colours, including an assessment against the Crime Prevention Through Environmental Design Principles.

## **4. Amenity**

- Assess solar access, overshadowing, view loss, visual privacy, servicing requirements (including but not limited to, waste management, loading zones, and mechanical plant), acoustic impacts and wind impacts. A high level of environmental amenity for land uses immediately adjacent and the surrounding residential areas must be demonstrated.

## **5. Ecologically Sustainable Development (ESD)**

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development.
- Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.

## **6. Noise**

- Identify and provide a quantitative assessment of the main noise generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Interim Construction Noise Guideline (DECC)*

## **7. Transport and Accessibility**

### Construction:

- Detail access arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycleway or traffic impacts.
- Details regarding car parking arrangements during construction, including the displacement of visitor and staff car parking. Alternative off-site arrangements should be made for staff and construction workers.

### Operational:

- Detail how the development has taken into consideration, and contributes to the achievement of, travel choices and transport objectives contained in NSW 2021, Metropolitan Plan for Sydney 2036 and the North Subregion Draft Subregional Strategy.
- Assess the implications of the proposed development for non-car travel



modes (including public transport use, walking and cycling), including the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behavioural change initiatives), and the provision of facilities to increase non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the site by public transport.

- Provide details of the daily and peak vehicle movements likely to be generated by the development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required). Key intersections to be examined/modelled include:
  - Fox Valley Road and proposed future roadway
  - Fox Valley Road and Sydney Adventist Hospital
  - Fox Valley Road and The Comenarra Parkway
  - Fox Valley Road and Pacific Highway
- Detail the proposed access and parking provisions associated with the proposed development, including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
- Detail the proposed traffic management measures, including facilities such as stopping bays, bus services and facilities, drop off and pick up areas and vehicular access and circulation arrangements.
- Detail compliance with the Deed of Agreement required under Wahroonga Estate Concept Plan (MP07\_0166), including details of road upgrade works to Fox Valley Road and associated intersection improvements.
- Detail the proposed number of car parking spaces and compliance with appropriate parking codes.
- Detail the proposed service vehicle movements (including vehicle type and the likely arrival and departure times).

#### **8. Flora and Fauna**

- Address direct and indirect impacts (such as stormwater, nutrients and artificial lighting) on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment. The location of the proposed recreational areas/oval must avoid direct and indirect impacts on critically/endangered ecological communities.
- Demonstrate consistency with the endorsed Wahroonga Estate Redevelopment Biodiversity Management Plan, prepared by Cumberland Ecology and dated November 2010.

#### **9. Riparian Land**

The EIS shall address the potential impacts of the proposal, including the proposed recreational playing fields, on any watercourse and riparian areas, including areas of disturbance and provide safeguard measures to mitigate impacts, contingency plans for remediation and rehabilitation of riparian areas in the event of potential adverse impacts and long term management of the riparian lands.

#### **10. Heritage**

A statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual, if relevant.

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

The EIS shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and



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|                            | <p>Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010, if relevant.</p> <p><b>12. Bushfire</b><br/>Demonstrate compliance with the relevant provisions of Planning for Bushfire Protection (PBP) 2006 and established Asset Protection Zones.</p> <p><b>13. Sediment, Erosion and Dust controls (Construction and Excavation)</b><br/>Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.<br/>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Managing Urban Stormwater – Soils &amp; Construction Volume 1 2004 (Landcom)</i></li> <li>• <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i></li> </ul> <p><b>14. Contamination</b><br/>Demonstrate that the site is suitable for the proposed use in accordance with State Environmental Planning Policy No.55 – Remediation of Land, having regard to the Wahroonga Estate Concept Plan Phase 1 Contamination Assessment.</p> <p><b>15. Utilities</b><br/>In consultation with relevant agencies, the EIS shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure through the preparation of an Infrastructure Management Plan.</p> <p><b>16. Staging</b><br/>Details regarding the staging of the proposed development, including staff and student population growth (if proposed).</p> <p><b>17. Contributions</b><br/>Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p><b>18. Flooding</b><br/>An assessment of any flood risk on site 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.</p> <p><b>19. Drainage</b><br/>Details of the drainage associated with the proposal, including stormwater, drainage infrastructure and OSD, which shall be designed in consultation with Ku-ring-gai Council and must avoid any adverse impacts on downstream properties.</p> <p><b>20. Waste</b><br/>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> |
| <b>Plans and Documents</b> | The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i> . Provide these as part of the EIS rather than as separate documents.   |

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|   | <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> <li>• architectural drawings</li> <li>• site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings and boundaries</li> <li>• site analysis plan</li> <li>• shadow diagrams</li> <li>• view analysis/photomontage</li> <li>• landscape plan</li> <li>• preliminary construction management plan</li> <li>• preliminary construction traffic management plan</li> <li>• geotechnical and structural report</li> <li>• arborist report</li> <li>• sample board and schedule of materials and finishes.</li> </ul>  |
| <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 and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Ku-ring-gai Council</li> <li>• Roads and Maritime Services</li> <li>• Office of Environment and Heritage</li> <li>• NSW Rural Fire Service</li> <li>• Sydney Water</li> <li>• Local Aboriginal Land Council and relevant stakeholders</li> <li>• Local heritage Group/s, if relevant.</li> </ul> <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>Further consultation after 2 years</b> | <p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director General in relation to the preparation of the EIS.</p>   |
| <b>References</b>                         | <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>   |