

Director General's Environmental Assessment Requirements

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

Application Number	SSD 6339
Proposal Name	St Catherine's School Master Plan
Development Description	<p>Staged development application for St Catherine's School, including:</p> <ul style="list-style-type: none"> • conceptual plans for demolition works, new buildings, alterations and additions, access arrangements, circulation and landscaping; and • detailed plans for Stage 1 development comprising construction of the new Research, Performing Arts and Aquatic Centre (RPAAC).
Location	26 Albion Street, Waverly
Applicant	St Catherine's School
Date of Issue	29 January 2014
General Requirements	<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"> • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity; and • 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 (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) 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 development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS for the staged development application at St Catherine's School must address the following specific matters:</p> <p>1. Statutory and Strategic Context – including: 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 & Regional Development) 2011; • State Environmental Planning Policy (Infrastructure) 2007; and • Waverley Local Environmental Plan 2012.

	<p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.</p> <p><i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> <p>2. Policies and Guidelines Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW 2021; • Draft Metropolitan Strategy for Sydney 2031; • NSW Bike Plan; and • Planning Guidelines for Walking and Cycling. <p>3. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Establishment of appropriate development controls within the context of the school campus and the locality including: <ul style="list-style-type: none"> – site layout; – gross floor area; – building footprints; – height and massing of the building envelopes; and – open spaces and tree planting master plan. • Address the height, bulk and scale of the proposed Stage 1 development within the context of the school campus and the locality. • Address design quality of the proposed Stage 1 development, with specific consideration of the overall site layout, connection with the existing adjacent school buildings, open spaces, gateways, façade, rooftop, massing, setbacks, building articulation, materials, choice of colours, including an assessment against the Crime Prevention Through Environmental Design Principles. <p>4. Amenity</p> <ul style="list-style-type: none"> • Assess solar access, overshadowing, view loss, privacy, servicing requirements (including but not limited to, waste management, loading zones, 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. <p>5. Staging Details regarding the staging of the proposed development.</p> <p>6. Transport and Accessibility <u>Construction:</u></p> <ul style="list-style-type: none"> • Detail access arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycleway, public transport 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.
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	<p><u>Operational:</u></p> <ul style="list-style-type: none"> • Detail how the development has taken into consideration student and visitor travel patterns and contributes to the achievement of transport objectives contained in NSW 2021 and the draft Metropolitan Strategy for Sydney 2031, and Sydney's Bus Future (2013). • Provide details of the trip generation of the development by new staff and students at key stages of the development. • Assess the implications of the proposed development at key stages for non-car travel modes, including the accessibility of the site by public transport and potential implications from the proposed development for bus travel times and bus stop operation. Identify facilities or measures to increase non-car mode share for travel to and from the site, such as implementing a location-specific sustainable travel plan. • Provide details of the daily and peak vehicle movements likely to be generated by the development at the key stages of the development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required). • Detail the proposed access and parking provisions associated with the proposed development, including compliance with the requirements of the relevant parking codes and Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc). • Detail the proposed service vehicle movements (including vehicle type and the likely arrival and departure times). <p>7. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • 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. <p>8. Noise</p> <ul style="list-style-type: none"> • 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. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy (EPA)</i> • <i>Interim Construction Noise Guideline (DECC)</i> <p>9. Heritage</p> <p>A heritage impact assessment should provide an assessment of the historic and archaeological significance of St Catherine's School site, including curtilage of the heritage items within the site. The assessment should be undertaken in accordance with the guidelines in the NSW Heritage Manual and provide consideration of the impact on the heritage significance of the heritage items and conservation area and an areas of archaeological significance. The EIS should also identify any proposed measures to conserve the heritage significance of the site.</p> <p>10. Aboriginal Heritage</p> <p>The EIS shall address aboriginal heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC 2005) and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.</p>
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	<p>11. Sediment, Erosion and Dust controls (Construction and Excavation) Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles. → <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> <p>12. Utilities 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>13. Contributions Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>14. Drainage Details of the drainage associated with the proposal, including stormwater, drainage infrastructure and OSD, which shall be designed in consultation with Waverley Council and must avoid any adverse impacts on downstream properties.</p> <p>15. 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>
Plans and Documents	<p>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.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Architectural drawings; • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries; • Site Analysis Plan; • Stormwater Concept Plan; • Shadow Diagrams; • View Analysis / Photomontages; • Landscape Plan; • Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan; • Plan of Management for community use of facilities on site (if proposed); • Geotechnical and Structural Report; • Arborist Report; and • Schedule of materials and finishes.
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"> • Waverley Council.

	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
Further consultation after 2 years	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.