



Contact: Megan Fu  
Phone: 02 9228 6531  
Fax: 02 9228 6455  
Email: [megan.fu@planning.nsw.gov.au](mailto:megan.fu@planning.nsw.gov.au)  
Our ref: SSD 6952

Mr Andrew Leake  
Wenona School Limited  
176 Walker Street  
North Sydney NSW 2060

Dear Mr Leake

**SEARs for Wenona School Project Archimedes (SSD 6952)  
255-265 Miller Street and 6 Elliot Street, North Sydney**

Thank you for your request for Secretary's Environmental Assessment Requirements (SEARs) for the above development.

Please find attached a copy of the SEARs for the preparation of an Environmental Impact Statement (EIS) for the development. These requirements have been prepared in consultation with relevant government authorities based on the information you have provided to date. I have also attached a copy of the government authorities' comments for your information. Please note that the Secretary may alter these requirements at any time.

If you do not lodge a DA and EIS for the development within 2 years, you must consult further with the Department in relation to the preparation of the EIS.

Prior to exhibiting the EIS that you submit for the development, the Department will review the document in consultation with the relevant authorities to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your EIS. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to community's concerns. Accordingly, a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS.

Your contact officer, Megan Fu, can be contacted on 9228 6531 or via email at [megan.fu@planning.nsw.gov.au](mailto:megan.fu@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

Chris Wilson  
**Executive Director, Infrastructure and Industry Assessments**  
as delegate for the Secretary

# Secretary's Environmental Assessment Requirements

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

<b>Application Number</b>	SSD 6952
<b>Proposal Name</b>	Wenona School Project Archimedes
<b>Location</b>	255-265 Miller Street and 6 Elliot Street, North Sydney
<b>Applicant</b>	Wenona School Limited
<b>Date of Issue</b>	8 April 2015
<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> <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>• a detailed calculation of the capital investment value (CIV) (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;</li> <li>• an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and</li> <li>• certification that the information provided is accurate at the date of preparation.</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: Address the statutory provisions applying to the concept proposal 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 (Infrastructure) 2007;</li> <li>• State Environmental Planning Policy No.55 – Remediation of Land;</li> <li>• North Sydney Local Environmental Plan 2013; and</li> <li>• North Sydney Development Control Plan 2013.</li> </ul> <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.</p>

## **2. Policies**

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW 2021;
- A Plan for Growing Sydney;
- NSW Long Term Transport Master Plan 2012;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013; and
- Healthy Urban Development Checklist, NSW Health.

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

- Address the height, density, bulk and scale, setbacks of the proposal in relation to the school campus and the surrounding development, topography and streetscape.
- Address design quality, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours and Crime Prevention Through Environmental Design Principles.
- Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.

## **4. Environmental Amenity**

Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing, lighting impacts and wind impacts. A high level of environmental amenity for immediately adjacent residential land uses must be demonstrated.

## **5. Transport and Accessibility**

Include a transport and accessibility assessment, which details:

- the existing and proposed pedestrian and cycle movements within the vicinity of the site;
- an estimate of the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and cycle trips;
- the adequacy of public transport to meet the likely future demand of the proposed development;
- measures to promote travel choices that support the achievement of State targets, such as a location-specific sustainable travel plan;
- the daily and peak vehicle movements impact on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for upgrading or road improvement works (if required);
- the proposed access arrangements and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks;
- proposed car and bicycle parking provision, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards;
- service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); and
- traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact.

→ *Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Developments (Roads and Maritime Services)*
- *EIS Guidelines – Road and Related Facilities (DoPI)*

- *NSW Planning Guidelines for Walking and Cycling*
- *Austrroads Guide to Traffic Management Part 12: Traffic Impacts of Development*

#### **6. 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 and ongoing operation phases of the development.
- Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.
- Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.

#### **7. Heritage**

The EIS shall include a Heritage Impact Statement that addresses the significance of, and provides an assessment of the impact on the heritage significance of any heritage items on the Wenona School site and in the vicinity, and/or conservation areas and/or potentially archaeologically significant areas, in accordance with the guidelines in the NSW Heritage Manual.

#### **8. Aboriginal Heritage**

Where relevant, the EIS shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.

#### **9. Noise and Vibration**

Identify and provide a quantitative assessment of the main noise and vibration generating sources during construction and 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)*
- *Assessing Vibration: A Technical Guideline 2006*

#### **10. Contamination**

Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.

→ *Relevant Policies and Guidelines:*

- *Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)*

#### **11. Utilities**

- Preparation of an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure.
- Preparation of 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.

#### **12. Contributions**

Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.

	<p><b>13. Drainage</b> Detail drainage associated with the proposal, including stormwater and drainage infrastructure.</p> <p><b>14. Waste</b> 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>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. 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"> <li>• Architectural drawings (dimensioned and including RLs);</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>• Stormwater Concept Plan;</li> <li>• Sediment and Erosion Control Plan;</li> <li>• Shadow Diagrams;</li> <li>• View Analysis / Photomontages;</li> <li>• Landscape Plan (identifying any trees to be removed and trees to be retained or transplanted);</li> <li>• Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan;</li> <li>• Geotechnical and Structural Report;</li> <li>• Accessibility Report;</li> <li>• Arborist Report;</li> <li>• Acid Sulphate Soils Management Plan (if required); and</li> <li>• 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>• North Sydney Council.</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 two years of the issue date of these SEARs, you must consult further with the Secretary 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.</p>

31 March 2015

Our Reference: SYD15/00308 (A8863843)  
DP&I Ref: SSD6952

Director  
Industry Assessments  
Department of Planning & Environment  
GPO Box 39 SYDNEY NSW 2001

Attention: Megan Fu

Dear Sir/Madam

REQUEST FOR SEARS – WENONA SCHOOL PROJECT ARCHIMEDES  
255-265 MILLER STREET & 6 ELLIOT STREET NORTH SYDNEY

Reference is made to your email dated 9 March 2015 requesting Roads and Maritime Services (Roads and Maritime) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment Requirements (SEARs).

Roads and Maritime has reviewed the draft SEARs has no further requests for inclusion.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah on telephone 8849 2076 or by email at [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au)

Yours sincerely,

A handwritten signature in black ink, appearing to read "G Trotter".

Gordon Trotter  
**Manager Land Use Assessment  
Network and Safety Management**

David Gibson  
Team Leader, Social Infrastructure  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Attn: Megan Fu

Dear Mr Gibson

**Request for SEARs for Wenona School Project, Archimedes (SSD 6952)  
255-256 Miller Street and 6 Elliot Street, North Sydney**

Thank you for your letter dated 9 March 2015, requesting Transport for NSW (TfNSW) provide input into the Secretary's Environmental Assessment Requirements (SEARs) for the above development at North Sydney.

TfNSW has reviewed the draft SEARs attached with your letter. It is advised that the transport requirement detailed in the draft SEARs is supported however it is recommended that point 7 of Item 5 Transport and Accessibility be modified as follows:

- proposed bicycle and car parking provision, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards

Thank you again for the opportunity of providing advice for the subject development application. Should you have any questions regarding this matter, please don't hesitate to contact Edmond Platon, Transport Planner on 8202 2557.

Yours sincerely



23/3/15

Mark Ozinga  
**Manager Land Use Planning and Development  
Planning & Programs**

CD15/04260



address 200 Miller Street North Sydney NSW 2060

all correspondence General Manager North Sydney Council  
PO Box 12 North Sydney NSW 2059  
DX10587

telephone (02) 9936 8100

facsimile (02) 9936 8177

email council@northsydney.nsw.gov.au

internet www.northsydney.nsw.gov.au

ABN 32 353 260 317

David Gibson  
Team Leader Social Infrastructure  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

**Attention:** Megan Fu

Your ref: SSD 6952  
GJY (CIS)

26 March 2015

Dear Sir

**RE: Request for SEARs for Wenona School Project Archimedes (SSD6952)**  
**255-265 Miller Street and 6 Elliot Street, North Sydney**

I refer to your letter received on 11 March 2015 requesting Council input into the Secretary's Environmental Assessment Requirements (SEARs) for the above project.

You are advised that Council generally agrees with the contents of the preliminary SEARs. However, it is requested the following inclusions/amendments be made to the final requirements:

Section	Requirement
2. Policies	The inclusion of North Sydney DCP 2013
7. Heritage	Amended heritage requirement: <b>7. Heritage</b> The EIS shall include a comprehensive Heritage Impact Statement (HIS) that addresses the significance of, and provides an assessment of the impact on the heritage significance of all heritage items on the Wenona site and in the vicinity, the conservation areas and potentially archaeologically significant areas, in accordance with the guidelines in the NSW Heritage Manual.
Plans and Documents	Requirement of the following additional reports: <ul style="list-style-type: none"><li>• Acoustic Report</li><li>• Accessibility Report</li></ul>

Should you wish to discuss the issues, please do not hesitate to contact the undersigned on **9936 8100**.

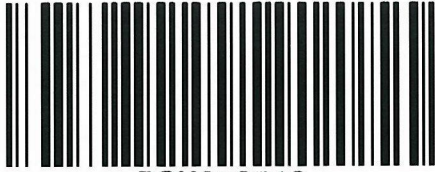
Yours faithfully

A handwritten signature in dark ink, appearing to be 'Joseph Hill'.

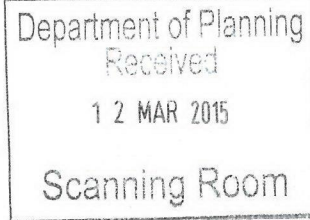
Joseph Hill  
**DIRECTOR**  
**CITY STRATEGY DIVISION (CIS)**

PER: G-JY.





PCU058712



11 March 2015

David Gibson  
Team Leader – Social Infrastructure  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

**Att: Megan Fu**

**Request for SEARs for Wenona School Project Archimedes (SSD 6952) 255 – 265 Miller Street and 6 Elliot Street, North Sydney**

Dear Mr Gibson,

Thank you for your letter requesting Sydney Water's input on the Secretary's Environmental Assessment Requirements for the above proposal. We have reviewed the proposal and provide the following comments for your consideration.

**Sydney Water requirements for Environmental Assessment**

Sydney Water requests Secretary Environment Assessment Requirements include the following:

1. The proponent should include an integrated water management that considers water, wastewater and stormwater. It must also include alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures. This will allow Sydney Water to determine the impact of the proposed project on its existing services and identify any augmentation requirements.
2. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
3. Strict requirements for Sydney Water's stormwater assets for certain types of development may apply. Consider the following in your submission, stormwater assets protection, building over and/or adjacent to stormwater assets, building bridges over stormwater assets, potential flood, water quality and heritage impacts and creation of easements.

Yours sincerely,

Greg Joblin  
**A/Manager, Growth Strategy**