## 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*

<table>
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<th>Application Number</th>
<th>SSD 7140</th>
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<tr>
<td><strong>Proposal Name</strong></td>
<td>Staged Redevelopment of School Campus</td>
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| **Development description** | Staged development application for St Ignatius College Riverview, including:
- concept proposal for the staged redevelopment of the school over nine stages, comprising demolition, new buildings, alterations and additions, refurbishment works, access arrangements, circulation and landscaping; and
- detailed plans for the first stage of development comprising the detailed design of Stage 1 – alterations and additions to Therry and O'Neil Wings. |
| **Location**       | St Ignatius College Riverview, 2-60 Riverview Street and Tambourine Bay Road, Riverview (Lot 10 DP1142773) |
| **Applicant**      | The Trustees of the Jesuit Fathers - St Ignatius College Riverview |
| **Date of Issue**  | 14 August 2015 |
| **General Requirements** | 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.

Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:
- adequate baseline data
- consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); and
- measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment.

The EIS must also be accompanied by a report from a qualified quantity surveyor providing:
- 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

The EIS must address the following specific matters:

1. **Statutory Context** – including:
   Address the statutory provisions applying to the concept proposal contained in all relevant environmental planning instruments, including:
   - State Environmental Planning Policy (State & Regional Development) 2011;
   - State Environmental Planning Policy (Infrastructure) 2007;
   - State Environmental Planning Policy No.55 – Remediation of Land; and
   - Lane Cove Local Environmental Plan 2009.

2. **Permissibility**
   Detail the nature and extent of any prohibitions that apply to the development.

3. **Development Standards**
   Identify compliance with the development standards applying to the site. Justify any development standards not being met.

4. **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)

2. **Policies and Guidelines**
   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;
   - NSW Bike Plan;
   - Planning Guidelines for Walking and Cycling; and
   - Healthy Urban Development Checklist, NSW Health.

3. **Built Form and Urban Design**
   **Concept Proposal**
   - Provide a building envelope study to provide justification for the proposed built forms.
   - Establish appropriate design guidelines and development parameters within the context of the school campus and the locality, including but not limited to:
     - site layout;
     - gross floor area;
     - building footprints;
     - height and massing of the building envelopes; and
     - open spaces and tree planting master plan.

   **First Stage**
   - Address the height, bulk, scale and setbacks of the proposed development within the context of the locality, surrounding development, topography and streetscape.
   - Demonstrate design quality of the proposed development, with specific consideration of site layout, connectivity, open spaces and edges, massing, building separation, building articulation, materials, choice of colours and an assessment against the Crime Prevention through Environmental Design principles.
   - Detail how services, including but not limited to, waste management, loading zones, mechanical plant are integrated into the design of the development.
4. Amenity
Assess solar access, overshadowing, visual privacy, acoustic impacts and wind impacts. A high level of environmental and residential amenity for land uses immediately adjacent and the surrounding residential areas must be demonstrated in the EIS for the concept proposal and first stage.

5. Staging
Provide details regarding the staging of the proposed development, including details of proposed student and staffing numbers at each development stage.

6. Transport and Accessibility
Prepare a Traffic and Transport Impact Assessment, which must address the following:

**Concept Proposal**
- Detail existing traffic and parking conditions including daily and various peak period (i.e. AM, PM and events) vehicle, public transport, pedestrian and bicycle movements and performance of the existing road network and intersections.
- Estimate daily and various peak (i.e. AM, PM and events) vehicle, public transport, pedestrian and bicycle movements likely to be generated by the proposed development and at various stages of development.
- Assess the traffic and road safety impacts of the proposed development on general traffic, public transport, pedestrian and bicycle movements.
- Provide details (and staging) of any measures required to mitigate impacts on intersections and the transport networks, having regard to local planning controls.
- Assess the access arrangements including for private vehicles, service vehicles, emergency vehicles, public transport, pedestrians and bicycles along the surrounding road network and within the site.
- Assess pedestrian and cycle connections/circulation and required upgrades within the precinct and connections to the external networks to meet the likely future demand.
- Assess the public transport infrastructure and services and required upgrades to meet the future demand.
- Detail visitor and staff car parking spaces, pick-up/drop-off areas, bus stops and bicycle parking spaces and compliance with the relevant parking codes and Australian Standards.
- Detail sustainable travel initiatives for students, parents, staff, and visitors, particularly for the provision of end-of-trip facilities and green travel plans.

**First Stage Operational**
- Estimate daily and various peak (i.e. AM, PM and events) vehicle, public transport, pedestrian and bicycle movements likely to be generated by the first stage of development.
- Detail proposed first stage operational access arrangements and measures to mitigate any associated traffic and road safety impacts and impacts on public transport, pedestrian and cycle networks.
- Demonstrate the provision of appropriate on-site car parking, having regard to the availability of public transport, and pick-up/drop-off facilities, and compliance with requirements of relevant car parking codes and Australian Standards (i.e. turn paths, sign distance requirements, aisle widths, etc).
- Details of delivery, servicing and loading arrangements.

**First Stage Construction**
- Detail traffic and transport impacts during construction and measures to mitigate any associated pedestrian, cycle, public transport, parking or traffic impacts.
- Details regarding car parking arrangements during construction for staff and construction workers.
7. **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 (including water sensitive urban design) and energy.
   - Demonstrate that the first stage of the development has been assessed against a suitably accredited rating scheme to meet industry best practice.

8. **Noise and Vibration**
   - Identify the main noise and vibration generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land.

   → **Relevant Policies and Guidelines:**
   - NSW Industrial Noise Policy (EPA)
   - Interim Construction Noise Guideline (DECC)

9. **Heritage**
   - Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the campus and/or conservation areas in accordance with the guidelines in the NSW Heritage Manual.
   - Address any archaeological potential and significance on the site and the impacts the development may have on this significance.

10. **Aboriginal Heritage**
    Where relevant, 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.

11. **Bushfire**
    Address bushfire hazard and prepare a report that addresses the requirements for Special Fire Protection Purpose Development as detailed in Planning for Bush Fire Protection 2006 guidelines.

12. **Utilities**
    - Prepare an Infrastructure Management Plan detailing the existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of any infrastructure works.
    - 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.

13. **Contributions**
    Address Council’s Section 94 Contribution Plan and/or details of any
### Voluntary Planning Agreement.

#### 14. Water Sources
- Assess impacts on the Lane Cove River, aquatic environment and riparian corridors potentially affected by the proposal and mitigation measures to manage any impacts.
- Assess impacts on groundwater, including groundwater quality, quantity and connectivity.

**Relevant Policies and Guidelines:**
- NSW Aquifer Interference Policy (NOW, 2012)
- NSW State Rivers and Estuary Policy (1993)
- NSW Guidelines for Controlled Activities on Waterfront Land (DPI, 2012)

#### 15. Flooding
Assess 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.

#### 16. Drainage
Provide a stormwater concept plan for the staged development and drainage details associated with the first stage, including stormwater and drainage infrastructure.

#### 17. Servicing and Waste
Identify, quantify and classify the likely waste streams to be generated during each construction stage 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.

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### Plans and Documents

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.

In addition, the EIS must include the following:
- Architectural drawings, including dimensions and RLs (Concept and First Stage);
- Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings
- Site analysis plan;
- Shadow diagrams (Concept and First Stage);
- View analysis/photomontage (Concept and First Stage);
- Stormwater Concept Plan;
- Sediment and Erosion Control Plan (First Stage);
- Landscape Plan, including identifying any trees to be removed and trees to be retained or transplanted (Concept and First Stage);
- Preliminary Construction Management Plan, inclusive of a Construction Traffic Management Plan;
- Geotechnical and Structural Report;
- Arborist Report; and
- Schedule of materials and finishes.

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### Consultation

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.

In particular you must consult with:
- Lane Cove 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.

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<th>Further consultation after 2 years</th>
<th>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</th>
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<td>References</td>
<td>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</td>
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