

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*

Application Number	SSD 7372
Proposal Name	O'Connell Street Public School
Location	O'Connell Street, Parramatta
Applicant	NSW Department of Education
Date of Issue	30 November 2015
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 <i>Environmental Planning and Assessment Regulation 2000</i> (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); 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 (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; • an estimate of the jobs that will be created by the future 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 must address the following specific matters:</p> <p>1. Statutory and Strategic Context – including: 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 No.55 – Remediation of Land; • Parramatta City Centre Local Environmental Plan 2007; and • Draft Parramatta Local Environmental Plan 2011 (Amendment 10).

	<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> <p>2. Policies Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW State Priorities; • A Plan for Growing Sydney; • NSW Long Term Transport Master Plan 2012; • Sydney's Cycling Future 2013; • Sydney's Walking Future 2013; • Healthy Urban Development Checklist, NSW Health; and • Parramatta Development Control Plan (4.3.3.7 City Centre Special Areas C) Park Edge). <p>3. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Address the height, density, bulk and scale, setbacks of the proposal in relation to the school campus and the surrounding development, topography, streetscape and adjacent riverfront. • 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. <p>4. Environmental Amenity Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential land uses and open space areas must be demonstrated.</p> <p>5. Transport and Accessibility Include a transport and accessibility assessment, which details:</p> <ul style="list-style-type: none"> • the existing and proposed pedestrian and cycle routes and facilities within the vicinity of the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles; • 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; • impact of the proposed development on existing and future public transport infrastructure within the vicinity of the site; • measures to promote travel choices that support sustainable travel, such as a location-specific sustainable travel plan, provision of end-of-trip facilities, green travel plans and wayfinding strategies; • the daily and peak (AM, PM and events) 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
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	<p>improvement works (if required);</p> <ul style="list-style-type: none"> • the proposed active transport access arrangements and connections to public transport services; • the 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 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. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>Cycling Aspects of Austroads Guides</i> • <i>NSW Planning Guidelines for Walking and Cycling</i> • <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> <p>6. 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 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. <p>7. Heritage</p> <ul style="list-style-type: none"> • Include a Heritage Impact Assessment (HIA), prepared by a suitably qualified and experienced heritage consultant, that addresses: <ul style="list-style-type: none"> • impacts of the proposal on the heritage significance of former Kings School Group (SHR 00771) and its later function as the Marsden Rehabilitation Centre (SHR 00826) and Parramatta Park & Old Government House (SHR 1547); • compliance with the endorsed Former Kings School/Marsden Rehabilitation Centre Conservation Management Plan and Archaeological Assessment (GML Heritage, 2004 and 2005); • comments provided by the Heritage Council at its meeting on 4 November 2015; and • any impacts to key views to and from heritage items in the vicinity (incl. conservation areas), and wider heritage impacts to the area surrounding the site, by way of a Visual Impact Assessment. • Provide an historical archaeological assessment prepared by a suitably qualified and experienced historical archaeologist. The assessment should identify the location and significance of any
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relics and associated deposits within the site, and consider the impacts from the proposal on this potential resource. Where harm is likely to occur, the significance of the relics should be considered in determining an appropriate mitigation strategy.

8. Aboriginal Heritage

Where relevant, the EIS shall identify Aboriginal cultural heritage values for the site and address impacts on Aboriginal cultural 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. Biodiversity

- Biodiversity impacts related to the proposed development are to be assessed and documented in accordance with the Framework for Biodiversity Assessment (FBA)(OEH 2014), unless otherwise agreed by OEH, by a person accredited in accordance with s142B(1)(c) of the *Threatened Species Conservation Act 1995*.
- Buildings within the subject site may provide roosting or breeding habitat for threatened microchiropteran bats. The EIS therefore must also identify:
 - the suite of such species likely to use habitat within the subject site;
 - methods and results of targeted survey techniques for those species that are likely to occur; and
 - measures proposed to avoid, minimise and manage any identified direct and indirect impacts.

10. 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*

11. 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)*

12. Utilities

- Prepare 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.
- 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 94A Contribution Plan and/or details of any Voluntary Planning Agreement.

	<p>14. Drainage Detail drainage associated with the proposal, including stormwater and drainage infrastructure.</p> <p>15. Flooding</p> <ul style="list-style-type: none"> • Assess any 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 (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity. • The development should, if practical, have a flood refuge area with a floor level greater than or equal to the Probable Maximum Flood (PMF) flood level and good road access up to the PMF. • Considering is to be given to the vulnerability of students at the site and the potential for the school being used as a flood emergency evacuation centre by the State Emergency Service by ensuring that some of the floors are located above the PMF flood level. • If the flood assessment identifies that the proposed development may be isolated during a flood it should recommend that the school has an Emergency Flood Plan which considers the safety of students, teachers and parents. <p>16. 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 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"> • Architectural drawings (dimensioned and including RLs); • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries; • Site Analysis Plan; • Stormwater Concept Plan; • Sediment and Erosion Control Plan; • Shadow Diagrams; • View Analysis / Photomontages; • Landscape Plan (identifying any trees to be removed and trees to be retained or transplanted); • Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures; • Geotechnical and Structural Report; • Accessibility Report; • Arborist Report; • Acid Sulphate Soils Management Plan (if required); 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"> • Parramatta Council; • Transport for NSW; • Roads and Maritime Services; • Office of Environment and Heritage; and • NSW Heritage Office. <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 Secretary in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p>