

## 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 7610
<b>Proposal Name</b>	Inner Sydney High School
<b>Location</b>	Corner Cleveland and Chalmers Street, Surry Hills
<b>Applicant</b>	NSW Department of Education
<b>Date of Issue</b>	18 May 2016
<b>General Requirements</b>	<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"> <li>• adequate baseline data;</li> <li>• consideration of potential cumulative impacts due to other development in the vicinity (completed, underway or proposed); 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 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; and</li> <li>• Sydney Local Environmental Plan 2012.</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> <p><b>2. Policies</b> Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• NSW State Priorities;</li> <li>• A Plan for Growing Sydney;</li> <li>• NSW Long Term Transport Master Plan 2012;</li> <li>• Sydney's Cycling Future 2013;</li> <li>• Sydney's Walking Future 2013;</li> <li>• City of Sydney's Sustainable Sydney 2030 Community Strategic Plan (2014); and</li> <li>• Healthy Urban Development Checklist, NSW Health.</li> </ul> <p><b>3. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>• Address the height, density, bulk and scale, setbacks of the proposal in relation to the school campus and the surrounding development, topography, streetscape and public open spaces.</li> <li>• 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.</li> <li>• The proposal should include a visual impact assessment from key view points within the adjoining public open space.</li> <li>• Demonstrate design excellence in accordance with the design excellence provisions of Sydney Local Environmental Plan 2012.</li> <li>• Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.</li> </ul> <p><b>4. Environmental Amenity</b> 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><b>5. Public Domain, Public Open Space and Community Uses</b> The proposal should specifically address the following:</p> <ul style="list-style-type: none"> <li>• the existing Prince Alfred Park Plan of Management (PoM) and Master Plan (adopted Dec 2005), including how the school proposes to use the park and the likely need to amend the PoM to accommodate this (noting that any discussions and/or agreements with Council regarding the use of the park should be detailed in the EIS);</li> <li>• information identifying alternative locations where students would participate in active sports, in the event the park is not able to accommodate all of the school's needs;</li> <li>• the relationship between the proposed new building envelope and the park, particularly along the northern and western property boundary, including how the interface between the public and school uses will be managed;</li> <li>• opportunities for the provision of community facilities within the</li> </ul>
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- new school that can be utilised by the general public; and
- impacts of construction on the park.

## **6. Transport and Accessibility**

Include a transport and accessibility impact assessment, which details but is not limited to:

- accurate details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
- assessment of the operation of existing and future transport networks including the rail, bus networks and the Sydney Light Rail and their ability to accommodate the forecast number of trips to and from the development;
- details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips;
- the adequacy of public transport, pedestrian and bicycle provisions to meet the likely future demand of the proposed development;
- impact of the proposed development on the operation of existing and future public transport infrastructure within the vicinity of the site in consultation with RMS and TfNSW and identify measures to integrate the development with the transport network;
- details of any upgrading or road improvement works required to accommodate the proposed development;
- details of any pedestrian/cycleway improvement works required to accommodate the proposed development, including any new proposed pedestrian crossing locations;
- 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 improvement works (if required);
- 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 bicycle networks;
- measures to maintain road and personal safety in line with CPTED principles;
- proposed car and bicycle parking provision and justification for the number of spaces provided, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards;
- proposed service and emergency vehicle access arrangements, 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, including cumulative impacts associated with other construction activities, 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 (which must include vehicle routes, number of trucks, hours of operation,

	<p>access arrangements and traffic control measures for all demolition/construction activities).</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</i></li> <li>• <i>EIS Guidelines – Road and Related Facilities (DoPI)</i></li> <li>• <i>Cycling Aspects of Austroads Guides</i></li> <li>• <i>NSW Planning Guidelines for Walking and Cycling</i></li> <li>• <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i></li> <li>• <i>Standards Australia AS2890.3 (Bicycle parking facilities)</i></li> </ul> <p><b>7. Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.</li> <li>• Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.</li> </ul> <p><b>8. Heritage</b></p> <ul style="list-style-type: none"> <li>• Include a Heritage Impact Statement that addresses the significance of, and provides an assessment of the impact on the heritage significance of heritage items on the site and in the vicinity (including consideration of the Conservation Management Plan and Master Plan for the adjacent heritage listed Prince Alfred Park), in accordance with the guidelines in the NSW Heritage Manual.</li> <li>• Include a detailed historical archaeological assessment for the subject site which should clarify the likelihood of significant archaeology being present on the site and how such archaeology will be impacted as part of this development. This assessment should also include mitigation measures to ameliorate the impact of the proposed works with specific emphasis on in-situ conservation and interpretation if and where state significant or substantially intact relics are identified.</li> </ul> <p><b>9. Aboriginal Heritage</b></p> <ul style="list-style-type: none"> <li>• Address Aboriginal cultural heritage in accordance with the <i>Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW</i> (OEH, 2011) and <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010</i>.</li> <li>• The EIS must demonstrate attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts.</li> </ul> <p><b>10. Social Impacts</b></p> <p>Include an assessment of the social consequences of the schools' relative location.</p> <p><b>11. Noise and Vibration</b></p> <p>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.</p>
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<p><b>Plans and Documents</b></p>	<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, including elevational diagrams where shadows impact residential properties;</li> <li>• View Analysis / Photomontages;</li> </ul>

	<ul style="list-style-type: none"> <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 detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures;</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. In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• City of Sydney Council;</li> <li>• CBD Coordination Office, Transport for NSW;</li> <li>• Roads and Maritime Services; and</li> <li>• Sydney Trains.</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>

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- the adequacy of public transport, pedestrian and bicycle provisions to meet the likely future demand of the proposed development;
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	<p>access arrangements and traffic control measures for all demolition/construction activities).</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</i></li> <li>• <i>EIS Guidelines – Road and Related Facilities (DoPI)</i></li> <li>• <i>Cycling Aspects of Austroads Guides</i></li> <li>• <i>NSW Planning Guidelines for Walking and Cycling</i></li> <li>• <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i></li> <li>• <i>Standards Australia AS2890.3 (Bicycle parking facilities)</i></li> </ul> <p><b>7. Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.</li> <li>• Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.</li> </ul> <p><b>8. Heritage</b></p> <ul style="list-style-type: none"> <li>• Include a Heritage Impact Statement that addresses the significance of, and provides an assessment of the impact on the heritage significance of heritage items on the site and in the vicinity (including consideration of the Conservation Management Plan and Master Plan for the adjacent heritage listed Prince Alfred Park), in accordance with the guidelines in the NSW Heritage Manual.</li> <li>• Include a detailed historical archaeological assessment for the subject site which should clarify the likelihood of significant archaeology being present on the site and how such archaeology will be impacted as part of this development. This assessment should also include mitigation measures to ameliorate the impact of the proposed works with specific emphasis on in-situ conservation and interpretation if and where state significant or substantially intact relics are identified.</li> </ul> <p><b>9. Aboriginal Heritage</b></p> <ul style="list-style-type: none"> <li>• Address Aboriginal cultural heritage in accordance with the <i>Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW</i> (OEH, 2011) and <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010</i>.</li> <li>• The EIS must demonstrate attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts.</li> </ul> <p><b>10. Social Impacts</b></p> <p>Include an assessment of the social consequences of the schools' relative location.</p> <p><b>11. Noise and Vibration</b></p> <p>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.</p>
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