

## Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act*  
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

<b>Application Number</b>	SSD 9227
<b>Proposal Name</b>	Proposed New Amity College Campus
<b>Location</b>	85 Byron Road & 63 Ingleburn Road, Leppington
<b>Applicant</b>	Amity College
<b>Date of Issue</b>	26 April 2018
<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> 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 (Educational Establishments and Child Care Facilities) 2017;</li> <li>State Environmental Planning Policy (Infrastructure) 2007;</li> <li>State Environmental Planning Policy No.55 – Remediation of Land;</li> <li>State Environmental Planning Policy No. 64 – Advertising Signage;</li> <li>State Environmental Policy (Sydney Region Growth Centres) 2006;</li> </ul>

	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;</li> <li>• State Environmental Planning Policy NO. 20 – Hawkesbury-Nepean River;</li> <li>• Draft Environmental State Environmental Planning Policy;</li> <li>• Draft Remediation of Land State Environmental Planning Policy; and</li> <li>• Camden Local Environmental Plan 2010.</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>• Greater Sydney Region Plan, A Metropolis of Three Cities;</li> <li>• NSW Future Transport 2056;</li> <li>• State Infrastructure Strategy 2018 – 2038;</li> <li>• Sydney's Cycling Future 2013;</li> <li>• Sydney's Walking Future 2013;</li> <li>• Sydney's Bus Future 2013;</li> <li>• Crime Prevention Through Environmental Design (CPTED) Principles;</li> <li>• Healthy Urban Development Checklist, NSW Health;</li> <li>• Better Placed – an integrated design policy for the built environment of NSW;</li> <li>• Greater Sydney Commission's Western City District Plan; and</li> <li>• Camden Development Control Plan 2011; and</li> <li>• Camden Growth Centre Precincts Development Control Plan.</li> </ul> <p><b>3. Operation</b></p> <ul style="list-style-type: none"> <li>• Provide details of the existing and proposed school operations, including staff and student numbers, school hours of operation, and operational details of any proposed before/after school care services and/or community use of school facilities.</li> <li>• Provide a detailed justification of suitability of the site to accommodate the proposal.</li> <li>• Provide details of how the school will continue to operate during construction activities of the new primary and secondary school, including proposed mitigation measures.</li> </ul> <p><b>4. 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 surrounding development, topography, streetscape and any 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>• Develop a design report that includes diagrams, illustrations and drawings to clarify the design intent of the proposal that clearly demonstrates how design quality will be achieved in accordance with Schedule 4 Schools – Design Quality Principles of State Environmental</li> </ul>
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	<p>Planning Policy (Educational Establishments and Child Care Facilities) 2017.</p> <ul style="list-style-type: none"> <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> <li>• Provide detailed site and context analysis to justify the proposed site planning and design approach.</li> <li>• Provide a detailed site-wide landscape strategy.</li> </ul> <p><b>5. Environmental Amenity</b></p> <ul style="list-style-type: none"> <li>• Assess amenity impacts on the surrounding locality, including solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts.</li> <li>• Identify any proposed use of the school outside of school hours (including weekends) and assess any resultant amenity impacts on the immediate locality and proposed mitigation measures.</li> <li>• Detailed outline of the nature and extent of the intensification of use associated with the increased floor space.</li> <li>• Detail amenity impacts including acoustic impacts. High level of environmental amenity for any surrounding residential land uses must be demonstrated.</li> <li>• Detail any proposed use of the school grounds out of school hours (including weekends) and any resultant amenity impacts on the immediate locality and proposed mitigation measures.</li> </ul> <p><b>6. Staging</b></p> <p>Provide details and expected timing regarding the staging of all components of the proposed development.</p> <p><b>7. Transport and Accessibility</b></p> <p>The EIS shall include a Traffic Transport and Accessibility Impact Assessment, which details, but is not limited to the following:</p> <ul style="list-style-type: none"> <li>• accurate details of the current daily and peak hour vehicle, public transport, pedestrian and cycle movement and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;</li> <li>• an assessment of the operation of existing and future transport networks including the bus network and their ability to accommodate the forecast number of trips to and from the development;</li> <li>• details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips based on surveys of the existing and similar schools within the local area;</li> <li>• details of any proposed school bus routes along bus capable roads (i.e. travel lanes of 3.5 metres minimum) and supporting infrastructure (bus stops, bus bays etc);</li> <li>• the adequacy of public transport, pedestrian and bicycle networks and infrastructure to meet the likely future demand of the proposed development;</li> <li>• comparison of the traffic generated by the proposed development against the alternative of planned housing development for part of the site;</li> <li>• an assessment of road safety at key intersection and locations (including but not limited to the Ingleburn-Byron Road and Ingleburn Road-Camden Valley Way intersections) subject to heavy vehicle construction traffic movements and high pedestrian activity;</li> <li>• identification of suitable infrastructure required to ameliorate any impacts on traffic efficiency and to maximise road safety at affected intersections;</li> <li>• the proposed access arrangements (normal and emergency as well as interim access arrangements during any required upgrade works), including car and bus pick-up/drop-off movements, estimated service</li> </ul>
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	<p>vehicle movements, and parking areas for all car user groups (e.g. visitor parking, disabled parking and car share);</p> <ul style="list-style-type: none"> <li>• sustainable travel initiatives for staff, students and visitors, particularly for the provision of a Green Travel Plan and wayfinding strategies;</li> <li>• safe pedestrian and bicycle connections, including pedestrian crossings and refuges and speed control devices and zones;</li> <li>• details of any upgrading or road improvement works required to accommodate the proposed development (including any local road construction that may be required in accordance with Council's DCP);</li> <li>• details of travel demand management measures to minimise the impact on general traffic and bus operations and to encourage sustainable travel choices and details programs for implementation, including the preparation of a Green Travel Plan;</li> <li>• the impact of trips generated by the development 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. Traffic modelling is to be undertaken using, but not limited to, SIDRA network modelling for current and future years;</li> <li>• assess the impact of the proposed variation in planned subdivision pattern and indicative layout plan on the delivery of surrounding network (where applicable);</li> <li>• prioritisation of active transport initiatives through provision of walking and cycling infrastructure) e.g. segregated paths, bicycle parkin, etc) to and within the site, considering connections and availability of public transport;</li> <li>• proposed number of on-site car parking spaces and corresponding compliance with the Camden Growth Centre Precincts Development Control Plan and justification for the level of car parking provided on-site;</li> <li>• proposed bicycle parking provision, including end of trip facilities, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance;</li> <li>• details of emergency vehicle access arrangements;</li> <li>• an assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures;</li> <li>• an assessment of cumulative on-street parking impacts of car and bus pick-up/drop-off, staff parking and any other parking demands associated with the development during weekdays and special events;</li> <li>• measures to maintain road and personal safety in line with CPTED principles;</li> <li>• in relation to construction traffic: <ul style="list-style-type: none"> <li>○ an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity;</li> <li>○ details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process;</li> <li>○ details of the anticipated daily and peak hour construction vehicle movements to and from the site, so as to not impact current traffic operations on the road network;</li> <li>○ details of access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle;</li> <li>○ details of temporary cycling and pedestrian access during construction;</li> <li>○ details of proposed construction vehicle access arrangements at all stages of construction; and</li> </ul> </li> </ul>
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- 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.

→ Relevant Policies and Guidelines:

- *Guide to Traffic Generating Developments (Roads and Maritime Services)*;
- *EIS Guidelines – Road and Related Facilities (DoPI)*;
- *Cycling Aspects of Austroads Guides*;
- *NSW Planning Guidelines for Walking and Cycling*;
- *Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development*;
- *Standards Australia AS2890.3 (Bicycle Parking Facilities)*.

## **8. Noise and Vibration**

Identify and provide a quantitative assessment of the main noise and vibration generating sources during construction and operation, including consideration of any public-address system, school bell and use of any school hall for concerts etc. (both during and outside school hours). Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

→ Relevant Policies and Guidelines:

- *Noise Policy for Industry 2017 (EPA)*;
- *Interim Construction Noise Guideline (DECC)*;
- *Assessing Vibration: A Technical Guideline 2006*;
- *Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008)*.

## **9. 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.
- 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 development has been assessed against a suitably accredited rating scheme to meet industry best practice.

## **10. Social Impacts**

Include an assessment of the social consequences of the school's relative location.

## **11. Aboriginal Cultural Heritage**

- Identify and describe the Aboriginal cultural heritage values that exist across the whole area that would be affected by the development, which may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW* (DECCW, 2011).
- Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW). Detail the significance of cultural heritage values for Aboriginal people who have a cultural association with the land.

	<ul style="list-style-type: none"> <li>Assess impacts on Aboriginal cultural heritage values and demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH. Please note the Due Diligence assessment process is not appropriate to address the requirements for Aboriginal Cultural Heritage assessment.</li> </ul> <p><b>12. Utilities</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> <p><b>13. Contributions</b> Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.</p> <p><b>14. Contamination</b> Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → Relevant Policies and Guidelines:  <ul style="list-style-type: none"> <li><i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP).</i></li> </ul> </p> <p><b>15. Salinity</b> Include a salinity report in accordance with the Site Investigation for Urban Salinity Booklet (EPA).</p> <p><b>16. Construction Hours</b> Identify proposed construction hours and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.</p> <p><b>17. Drainage</b> Detail drainage associated with the proposal, including springs, stormwater and drainage infrastructure. → Relevant Policies and Guidelines:  <ul style="list-style-type: none"> <li><i>Guidelines for development adjoining land and water managed by DECCW (OEH, 2013).</i></li> </ul> </p> <p><b>18. Flooding</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>The 1% annual exceedance probability extent and the location of all proposed on-site stormwater detention/quality control facilities must be provided.</li> </ul> <p><b>19. Waste</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
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	<ul style="list-style-type: none"> <li>Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</li> </ul> <p><b>20. Biodiversity</b> Advise and provide comment on the current status of the existing biodiversity certification on the subject site as identified in the South West Growth Centre - Biodiversity Certification map under section 43 of the Biodiversity Conservation (Savings and Transition) Regulation 2017.</p> <p><b>21. Sediment, Erosion and Dust Controls</b> Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles. → Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> <li><i>Managing Urban Stormwater – Soils and Construction Volume 1 2004 (Landcom);</i></li> <li><i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA);</i></li> <li><i>Guidelines for development adjoining land and water managed by DECCW (OEH, 2013).</i></li> </ul>
<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 including but not limited to the following requirements: <ul style="list-style-type: none"> <li>dimensioned including RLs;</li> <li>plans, sections and elevation of the proposal at no less than 1:200 showing furniture layouts and program;</li> <li>site and context plans that demonstrate active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links; and</li> <li>detailed annotated wall sections at 1:20 scale that demonstrate typical cladding, window and floor details, including materials and general construction quality;</li> </ul> </li> <li>Artist impressions/architectural renders of the proposal;</li> <li>Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries;</li> <li>Site Plans and operations statement demonstrating the afterhours and community use strategy;</li> <li>Site Analysis Plan;</li> <li>Stormwater Concept Plan and Stormwater Management Plan;</li> <li>Flood report prepared in accordance with Camden Council's Flood Risk Management Policy.</li> <li>Sediment and Erosion Control Plan;</li> <li>Shadow Diagrams;</li> <li>View Analysis / Photomontages, including from public vantage points;</li> <li>An integrated Landscape Plan/Strategy (including identification 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>Salinity Investigation Report (if required);</li> </ul>

	<ul style="list-style-type: none"> <li>• Acid Sulphate Soils Management Plan (if required);</li> <li>• Schedule of materials and finishes including a physical material sample board (no larger than A3) with correct proportional representation of materials;</li> <li>• Acoustic Report;</li> <li>• Waste Management Plan;</li> <li>• Fire Safety Measures Schedule;</li> <li>• Green Travel Plan;</li> <li>• Draft Construction Environmental Management Plans and relevant sub plans; and</li> <li>• A report tabling how the project responds to and upholds the design guide for schools as stipulated in Schedule 4 Schools – design quality principles of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.</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>• Camden Council;</li> <li>• Government Architect NSW (through the NSW State Design Review Panel Process)</li> <li>• Transport for NSW (TNSW); and</li> <li>• Roads and Maritime Services (RMS).</li> </ul> <p>Consultation with Council, TfNSW, RMS and Government Architect NSW should commence as soon as practicable to agree the scope of investigation.</p> <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 consider relevant guidelines, policies, and plans as identified.</p>