

Secretary's Environmental Assessment Requirements

Section 75W of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	MP 10_0118 MOD 7
Proposal Name	Modification to Edmondson Park, Concept Plan to introduce a new secondary school within the Frasers Town Centre.
Location	Edmondson Park South – Frasers Town Centre
Applicant	Frasers Property
Date of Issue	15 March 2018
General Requirements	<p>Notwithstanding the key issues specified below, the EA 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 EA 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 EA must address the following specific matters:</p> <p>1. Statutory and Strategic Context</p> <p>Address the statutory provisions contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State Significant Precincts) 2005 • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 • State Environmental Planning Policy No.55 – Remediation of Land • State Environmental Planning Policy No. 64 – Advertising and Signage • State Environmental Planning Policy (Infrastructure) 2007 • Greater Metropolitan Regional Environmental Plan 2 – Georges River Catchment • Liverpool Local Environmental Plan 2008. <p>The EA shall address the relevant planning provisions, goals and strategic planning objectives in the following:</p>

	<ul style="list-style-type: none"> • TfNSW State Priorities • A Plan for Growing Sydney • Greater Sydney's Commission's Draft Greater Sydney Region Plan and Draft Western City District Plan • Future Transport 2056 Strategy (Draft) • Development Near Rail Corridors and Busy Roads – Interim Guideline • RTA Guide to Traffic Generating Developments • NSW Planning Guidelines for Walking (2013) and Cycling (2013) • Sydney's Bus Future 2013 • Crime Prevention Through Environmental Design (CPTED) Principles • Healthy Urban Development Checklist, NSW Health • Better Placed – An Integrated Design Policy for the Built Environment of NSW, 2017, Government Architect, NSW State Government • Design Guide for Schools 2017 for new school development, Government Architect, NSW State Government • Guidelines for developments adjoining land managed by OEH. <p>2. Relationship to existing project approval (MP 10_0118) The EA shall:</p> <ul style="list-style-type: none"> • demonstrate how the proposed modification can be assessed and determined within the scope of Section 75W of the Environmental Planning and Assessment Act 1979, and demonstrate and address any environmental impacts beyond those already assessed for the concept approval • provide a comparative assessment of the proposed modification against the approved scheme (qualitative and quantitative) and any modifications under assessment • provide a rationale for the amendments and an analysis of benefits / impacts, including measures to mitigate any potential impacts • outline and justify any proposed changes to the existing terms of approval, future assessment requirements and commitments including compatibility of the school in the town centre. <p>3. Built Form, Urban Design and land uses The EA shall:</p> <ul style="list-style-type: none"> • demonstrate the relationship and compatibility of the proposed school with the town centre in accordance with the Department of Education's requirements for new school sites in consultation with Schools Infrastructure NSW • address the relationship of the proposal with the adjoining Regional Parkland containing EPBC Listed Vegetation with Office of Environment and Heritage and National Parks and Wildlife Service, inclusive of access arrangements through the park and details of sports/recreation facilities, if proposed. • provide a design rationale for the proposed modification including any changes to the approved building heights, gross floor area, public domain areas on the site and within the town centre • address the consistency with the objectives and principles of the adopted Frasers Town Centre Design Guidelines and provide updated Guidelines to support the proposal.
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	<ul style="list-style-type: none"> • consider future urban design and built form, including specific consideration of design and building form within the town centre to accommodate the functioning and operation of a school • demonstrate consultation with Government Architect NSW on a design excellence strategy to inform the how design excellence will be achieved in accordance with “Schedule 4 Schools – design quality principles” of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 • address connectivity of the site with the services and facilities within the town centre, open space and public transport • address connectivity of the site to specific services and facilities within the town centre, open space (including playing fields) and public transport. <p>4. Environmental Amenity The EA shall:</p> <ul style="list-style-type: none"> • detail amenity impacts including solar access, acoustic impact, visual privacy, view loss, overshadowing and wind impacts. A high level of amenity for both the school any surrounding residential land uses must be demonstrated. <p>5. Transport and Accessibility The EA shall:</p> <ul style="list-style-type: none"> • include a Traffic Management and Accessibility Plan (TMAP) that updates the TMAPs prepared for the original Concept Plan and subsequent modifications. The TMAP shall: <ul style="list-style-type: none"> ○ assess the traffic and transport impacts of the proposed modification, including relevant and up to date traffic modelling ○ provide a yield comparison for the various modifications up to and including Modification 7 against the original concept plan ○ assess the traffic impact on the regional and local road network and intersections, including the cumulative impacts associated with the proposal and any other known proposed developments. This must include ‘no change’ (i.e. approved development) and modification scenarios for the year after development completion and for ten years after completion ○ reflect changes to baseline traffic and transport information since the preparation of the original Concept Plan TMAP ○ review and update as necessary the regional and local intersection and road improvement works, together with priority works to support locational considerations including student catchment, transport, access to school facilities by local and community use of school facilities ○ review the implications and opportunities for managing any additional proposed on or off-street car parking provision within the town centre core, including appropriate car parking rates, intensity of development and location ○ include a strategy for bus and car pick up / drop off facilities and measures to mitigate traffic impacts through enhanced public transport, pedestrian and bicycle networks (including pedestrian crossings, refuges, speed control devices and zones, two street frontages for vehicle access to and throughout the site)
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- consider the implications of the proposed modification for non-car travel modes (including public transport, walking and cycling) and outline any changes to non-car travel networks and facilities to achieve relevant mode share targets (including the NSW State mode share target)
- review and, if necessary, update the sustainable transport strategy provided in the original Concept Plan TMAP
- review and update as necessary, timing and cost of infrastructure works and funding responsibilities.

6. Social Impacts

The EA shall include:

- identify and assess the proposals expected social impacts including consideration of student catchment, transport, access to and use of infrastructure services and shared facilities, connection to adjoining open space for recreation and sport and decanting activities, if proposed.

7. Ecologically Sustainable Development (ESD)

The EA shall

- detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *EP&A Regulation 2000*) will be incorporated in the development
- include a framework for how the proposed modification will reflect best practice sustainable building principles to improve environmental performance and water conservation.

8. Heritage

The EA shall:

- identify and assess the impacts of the proposed modification on the heritage significance of the area
- identify and assess the impacts of the proposed modification on Aboriginal heritage significance
- assess the proposed modification against the Aboriginal Heritage Management Plan prepared for the Edmondson Park Precinct.

9. Surface water, flooding groundwater and riparian corridors

The EA shall address any potential impacts of proposed modification on hydrology and hydrogeology, flooding, groundwater, drainage and stormwater management infrastructure, and any riparian corridors.

10. Bushfire Risk Assessment

Provide an assessment of the proposed modification against the current version of Planning for Bush Fire Protection 2006, including the proposed location of, and ongoing management arrangements for Asset Protection Zones.

11. Noise

The EA shall include identify and provide an assessment of the potential suture noise and vibration generating sources during construction and operation and outline potential measures to minimise and mitigate potential impacts to:

- school operation, particularly in terms of road noise
- maintain appropriate internal noise levels for surrounding residential uses
- control the operational noise impacts from the school operation and any associated use of the premises after school hours.

	<p>12. Consultation</p> <p>The EA must describe the pre-submission consultation and community engagement process, issues raised and how the proposed development has been amended in response to these issues. A short explanation should be provided where amendments have not been made to address an issue.</p> <p>During the preparation of the EA, you are required to consult with the relevant local, State or Commonwealth Government authorities, service providers, and the local community. You must consult with Liverpool City Council, Schools Infrastructure NSW, Government Architect NSW, Roads and Maritime Services, Transport for NSW, Rural Fire Service the Office of Environment and Heritage and utility and infrastructure providers.</p> <p>13. Utilities</p> <p>The EA shall:</p> <ul style="list-style-type: none"> • prepare a utility and infrastructure servicing report and plan for the site in consultation with relevant utilities providers to: <ul style="list-style-type: none"> ○ identify existing utilities and infrastructure such as the supply of water (drinking water, wastewater or stormwater mains), gas, electricity, telephone services and any easements or Sydney Property assets. ○ assess the capacity of utility infrastructure to service the proposed modification in conjunction with existing uses, proposed uses and potential future uses ○ demonstrate compliance with the requirements of any public authorities about the connection to, relocation and/or adjustment of services affected by the modification ○ detail technologies which may reduce the demand or need for servicing or provide for the supply of sustainable services that minimise / reduce demand for drinking water. ○ justify any staging of proposed infrastructure works. <p>14. Contributions</p> <p>The EA shall address the infrastructure and service needs of the proposal in consultation with Liverpool Council, including any contributions and/or details of any Voluntary Planning Agreement to fund any new or updated services, facilities and infrastructure needed to support the proposal.</p>
<p>Plans and Documents</p>	<p>The EA 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 EA rather than as separate documents.</p> <p>In addition, the EA must include the following:</p> <ul style="list-style-type: none"> • an existing site survey plan • a site analysis plan • a locality / context plan • updated Concept Plan drawings, as relevant • concept design (scale and nature) for the future school • updated design guidelines and justification for variations sought • urban design and landscape report • traffic management and accessibility plan • acoustic report • bushfire assessment • waste management plan • heritage impact statement • an assessment of likely construction impacts

	<ul style="list-style-type: none">revised Statement of Commitments.
Further consultation after 2 years	If you do not lodge a development application and EA 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.
References	The assessment of the key issues listed above must consider relevant guidelines, policies, and plans as identified.