

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 10_0149
Project	Graythwaite Concept Plan – Refurbishments and New Buildings
Location	Lot 2 DP 539853 and part of Lot 1 DP 120268
Proponent	Sydney Church of England Grammar School
Date issued	27/10/2010
Expiry date	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> • Objects of the EP&A Act; • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No 19 – Bushland in Urban Areas; • State Environmental Planning Policy No 55 – Remediation of Land; • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; • NSW State Plan; • Sydney Metropolitan Strategy 'City of Cities'; • Draft Inner North Subregion Draft Subregional Strategy; • North Sydney Local Environmental Plan 2001; • North Sydney Development Control Plan 2002; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form and Urban Design <ul style="list-style-type: none"> • Height, bulk and scale of the proposed development within the context of the Graythwaite Site, Sydney Church of England Grammar School and surrounding residential development. In particular, detailed envelope/height and contextual analysis should be undertaken to ensure the proposal addresses the existing heritage buildings, the surrounding environment and the desired future character of the locality; • Visual and view analysis to and from the site; • The permeability and connectivity; and • Provide a detailed Landscape Masterplan which details the proposed open space and landscaped areas including details of any tree removal, retention or relocation. The Landscape Masterplan shall have regard to the Heritage statement of significance and Conservation Management Plan. 3. Environmental and Residential Amenity <ul style="list-style-type: none"> • Impacts of the proposal on solar access, acoustic privacy, visual privacy, view loss and wind impacts on surrounding development; and

- Details of the measures to be implemented to achieve a high level of environmental amenity.

4. Transport and Accessibility Impacts

- Provide a Transport & Accessibility Impact Assessment prepared with reference to the Metropolitan Transport Plan – Connecting the City of Cities, the NSW State Plan 2010, the NSW Planning Guidelines for Walking and Cycling, the Integrated Land Use and Transport policy package, the NSW Bike Plan and the RTA's Guide to Traffic Generating Development (where relevant), considering the following:
 - As part of the Transport and Accessibility Impact Assessment demonstrate a minimal approach to on-site car parking having regard to the site's accessibility to public transport (note: The Department supports reduced parking provisions, if adequate public transport is available to access the site);
 - Details of the proposed access, parking provisions and service vehicle movements associated with the development;
 - Provide an estimate of the total trips anticipated by the proposed development and identify measures to manage travel demand, increase use of public and non-car transport modes, and assist in achieving the objectives and targets set out in the NSW State Plan 2010; and
 - Identify daily and peak traffic movements likely to be generated by the proposed development, including the impact on nearby intersections and the need for associated upgrading of the network (if required).
- The EA should examine opportunities to improve access for pedestrians between the site and the North Sydney Rail Station to the east, and nearby bus services. The study should address bicycle connections from the site to the surrounding bicycle network and bicycle parking in the proposed development (if relevant). Additionally, the EA should demonstrate compliance with the *Disabled access and the Disability Discrimination Act 1992*.
- Where the above items are not relevant, a clear justification for why they are not relevant must be provided, including clearly demonstrating that the project would not result in any new services, staff or students.

5. Ecologically Sustainable Development (ESD)

- Detail how the development will incorporate ESD principles in the design, construction and ongoing phases of development.

6. Contributions

- Address Council's Section 94A Contribution Plan and/or details of any Voluntary Planning Agreement.

7. Contamination

- Demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.

8. Heritage

- The EA shall include a Conservation Management Plan endorsed by the Heritage Council of NSW; and
- The EA shall consider any potential heritage impacts on existing heritage items, including the preparation of a statement of significance and an assessment of the impact of the proposal on the heritage significance of these items in accordance with the guidelines of the NSW Heritage Manual. The statement of significance shall have regard to the Conservation Management Plan.

	<p>9. Aboriginal Heritage</p> <ul style="list-style-type: none"> The EA shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005. Where it is likely the project will impact on Aboriginal Heritage, adequate community consultation should take place regarding the assessment of significance, likely impacts and management/mitigation measures. <p>10. Drainage and Stormwater</p> <ul style="list-style-type: none"> Drainage issues associated with the site and proposal including stormwater and drainage infrastructure; and The EA shall address any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any other conservation measures. <p>11. Flooding</p> <ul style="list-style-type: none"> An assessment of any flood risk on site (if any) in 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. <p>12. Utilities</p> <ul style="list-style-type: none"> In consultation with relevant agencies, the EA shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure works. <p>13. Staging</p> <ul style="list-style-type: none"> Details regarding the staging of the proposed development (if proposed). <p>14. Flora and Fauna</p> <ul style="list-style-type: none"> Undertake desktop assessment and field survey for flora and fauna and detail the survey method in the EA; Describe and map known and predicted vegetation communities, habitats and species (including threatened species, populations and ecological communities) present in the study area; and Address impacts on flora and fauna (if any) including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment. <p>15. Noise and Vibration</p> <ul style="list-style-type: none"> Provide an assessment of the potential operation and traffic noise impacts of the project. <p>16. Consultation</p> <ul style="list-style-type: none"> Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007, in particular, the Heritage Council of NSW, and North Sydney Council.
Deemed refusal period	60 days

Plans and Documents to Accompany the Application

General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP; and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
Plans and Documents	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • Location and height of adjacent buildings and private open space. • All levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • Traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • location of proposed building envelopes; • indicative elevation plans; • the height (AHD) of the proposed development in relation to the land; • indicative changes to the level of the land by excavation, fill or otherwise.

	<p>5. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; • Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm; and
Documents to be submitted	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 5 hard copies of the EA (once the EA has been determined adequate); • 4 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 5 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.