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URBIS

SCOPING REPORT

Alexandria Health Centre

**28-32 Bourke Road,
Alexandria**

Prepared for

ALEXANDRIA PROPERTY DEVELOPMENT PTY LTD

March 2022

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GLOSSARY AND ABBREVIATIONS

Reference	Description
ACHAR	Aboriginal Cultural Heritage Assessment Report
AQIA	Air Quality Impact Assessment
ARI	Average Recurrence Interval
BAM	Biodiversity Assessment Method
BC Act	<i>Biodiversity Conservation Act 2016</i>
BC Reg	<i>Biodiversity Conservation Regulation 2017</i>
BDAR	Biodiversity Development Assessment Report
CEEC	Critically Endangered Ecological Community
CDA	Concept Development Application
CEMP	Construction Environmental Management Plan
CMP	Construction Management Plan
CTMP	Construction Traffic Environmental Plan
DCP	Development Control Plan
DPIE	NSW Department of Planning, Industry and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EIS	Environmental Impact Statement
EPA	NSW Environment Protection Authority
HIPAP	Hazardous Industry Planning Advisory Paper
LEP	Local Environmental Plan
MNES	Matters of National Environmental Significance
NRAR	Natural Resource Access Regulator
OEMP	Operational Environmental Management Plan
PBP	Planning for Bushfire Protection
PCT	Plant Community Type
POM	Plan of Management

Reference	Description
PSI	Preliminary Site Investigation
SAII	Serious and Irreversible Impacts
SARs	Commonwealth Supplementary Assessment Requirements
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
Site	28 Bourke Road, Alexandria and 30-32 Bourke Road, Alexandria legally described as Lot 3 in Deposited Plan 324707 and Lots 1 & 2 in Deposited Plan 324707
SRD SEPP	<i>State Environmental Planning Policy (State and Regional Development) 2009</i>
SSD	State Significant Development
SSDA	State Significant Development Application
TIA	Traffic Impact Assessment
UXO	Unexploded Ordnance
VIS	Vegetation Integrity Score
WMP	Waste Management Plan
WSUD	Water Sensitive Urban Design
WWTP	Wastewater Treatment Plant

EXECUTIVE SUMMARY

This Scoping Report has been prepared on behalf of Alexandria Property Development Pty Ltd (the Applicant) and is in support of a Stage 1 Concept State Significant Development Application (SSDA) to the NSW Department of Planning and Environment (DPE) for the redevelopment of the site at 28-32 Bourke Road, Alexandria. It seeks Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) that will accompany an SSDA.

The key elements of the project are summarised as follows:

- **Project Summary:** Broadly, the project seeks development consent for a concept envelope which will accommodate the 'Alexandria Health Centre' comprising a multi-purpose health facility anchored by a mental health hospital with medical centre space located on lower levels to be occupied by allied health providers. In addition, a public benefit offer is to be submitted with this application for public domain works to be dedicated to Council as envisaged by the Draft Sydney Development Control Plan 2012 – Southern Enterprise Area Amendment.
- **Project Vision and Benefits:** The proposed use of the site as a multi-purpose health facility anchored by a mental health hospital will provide a key piece of community infrastructure which will provide critical mental health services to the broader community. The facility will provide unique services targeted at privately insured patients aged 18+ with mood disorders, anxiety disorders, and those with comorbid drug and alcohol disorders. The facility will provide both inpatient and outpatient services to suit the specific needs of the patients. The project is likely to deliver significant economic benefits by creating additional job opportunities both during construction and operation.
- **Approval Pathway:** The proposal is for a 'hospital' and 'medical centre' and has a CIV over \$30 million and is therefore SSDA under Clause 14 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*. In accordance with the requirements under Clause 7.20(2)(b) of SLEP 2012 and Section 4.23 of the EP&A Act, a staged approval process is sought as follows:
 - **Stage 1 (Concept Development Application):** under Division 4.4 of the EP&A Act, a concept SSDA is lodged seeking to outline the concept proposal and concept building envelope. No physical works are proposed by way of this CDA.
 - **Competitive Design Process:** As the height of the concept envelope exceeds 25m it is acknowledged that SLEP 2012 requires both a Concept DA and competitive design process prior to determination of a detailed design DA. A competitive design process will be unique for this type of project and will align with the City of Sydney and Government Architect of NSW design excellence framework. The Applicant is seeking to engage with DPE, GANSW and Council to prepare a competition brief during the assessment of this Concept SSDA such that the competitive design process can be run shortly following the approval
 - **Stage 2 (Detailed Development Application):** seeking consent for the detailed construction of the proposed multi-purpose health facility.
- **Southern Enterprise Area Review:** Council is in the process of amending the planning controls that apply to the Southern Enterprise Area, which includes the subject site. In relation to the subject site, the planning proposal seeks to increase the maximum height of building control from 35m to 45m. The planning proposal is also accompanied by amendments to SDCP 2012 which provides for enhanced community infrastructure applicable to the subject site. The proposed built form outcome for the concept envelope is seeking to align with the draft amendments to the Southern Enterprise Corridor. The proposal is reliant on these works forming part of an offset for community infrastructure contributions by way of land dedication.
- **Stakeholder Engagement:** The Applicant is highly committed to working with key stakeholders, including DPE, City of Sydney Council, and key State Government Agencies to deliver a high-quality mental health facility that will benefit the broader population. Noting the critical need for mental health services in the immediate locality, the Applicant is seeking to streamline the approval process and is seeking to provide a generally compliant concept envelope to streamline the assessment of the application.

1. INTRODUCTION

This Scoping Report has been prepared on behalf of Alexandria Property Development Pty Ltd (the Applicant) and in support of a Stage 1 Concept State Significant Development Application (SSDA) to the NSW Department of Planning and Environment (DPE) for the redevelopment of the site at 28-32 Bourke Road, Alexandria. It seeks Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) that will accompany an SSDA.

This section of the report identifies the applicant for the project and describes the site and proposed development. It outlines the site history and feasible alternatives explored in the development of the proposed concept, including key strategies to avoid or minimise potential impacts.

1.1. APPLICANT DETAILS

The applicant details for the proposed development are listed in **Table 1**.

Table 1 Applicant Details

Descriptor	Applicant Details
Full Name(s)	Alexandria Property Development Pty Ltd
Postal Address	Level 10, 50 Berry Street, North Sydney NSW 2060
ACN	657 387 178
Nominated Contact	Adam Thomas
Contact Details	+61 419 140 858

1.2. PROJECT DESCRIPTION

This application is a Concept Development Application (CDA) under Division 4.4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), and as such seeks to outline the concept proposal for the site at 28-32 Bourke Road Alexandria, for which a detailed proposal will be the subject of a future detailed Stage 2 State Significant Development Application (SSDA). No physical works are proposed by way of this CDA.

Pursuant to Section 4.23 of the EP&A Act, this Concept Development Application satisfies the requirement for a development control plan required under Clause 7.20(2)(b) of the SLEP 2012.

Broadly, the project seeks development consent for a concept application for the 'Alexandria Health Centre' comprising a multi-purpose health facility anchored by a mental health hospital with medical centre uses located on lower levels to be occupied by allied health providers. Specifically, the application seeks concept approval for:

- In principle arrangements for the demolition of existing structures on the site and excavation to accommodate a single level of basement car parking (partially below ground level)/ground level comprising approximately 73 spaces
- A building envelope to a maximum height of RL 48.41 (including architectural roof features and building plant) which equates to 40.31m above existing ground level at RL 8.10.
- Use of the building as a multi-purpose health facility indicatively including ground floor reception/lobby and pharmacy, 'medical centre' occupied by allied health providers at levels 1-4, and a mental health hospital at levels 5-7.
- An indicative maximum gross floor area of 11,361m²
- Principles for future vehicular access from the sites north-eastern frontage to Bourke Road

- Subject to a public benefit offer to be submitted with this application, the proposal seeks concept approval for the following public domain works to be dedicated to Council as envisaged by the Draft Sydney Development Control Plan 2012 – Southern Enterprise Area Amendment (Draft SDCP Amendment):
 - A 2.4m wide strip of land along the site's frontage to Bourke Road for the purpose of footpath widening
 - A 6m wide lane along the site's western boundary (it is noted that the Draft SDCP Amendment only requires 3m to be dedicated within the subject site, however, the proposal seeks to provided 6m to ensure that the development does not rely on a future development to be approved for the adjoining site)
 - A 3m wide lane along the site's southern boundary which is the site's required contribution toward a 9m wide lane in which the adjoining site is required to dedicate 6m.

The proposed multi-purpose health facility is likely to cater for:

- Short stay, intensive inpatient hospital admission focused on assessment, treatment initiation and stabilisation or detox, and discharge planning
- Step-down outpatient day group programs delivered either in a group setting or via telehealth
- Case management and in-home care provided by a multidisciplinary team
- Telehealth, digital and peer support programs to provide ongoing support.

The proposed development is for a 'hospital' and 'medical centre' and has an estimated capital investment value of over \$30 million (refer to **Appendix C**) and accordingly, the proposal is classified as an SSD under Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011 clause 14(c):

Development that has a capital investment value of more than \$30 million for any of the following purposes—

(a) hospitals,

(b) medical centres,

(c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).

The site information relevant to the project is provided in **Table 2**. A detailed description of the key features of the site and locality is provided in **Section 2.3** of this report.

Table 2 Site Details

Descriptor	Site Details
Street Address	28 Bourke Road and 30-32 Bourke Road, Alexandria
Legal Description	28 Bourke Road, Alexandria – Lot 3 in Deposited Plan 324707 30-32 Bourke Road, Alexandria - Lots 1 & 2 in Deposited Plan 324707
Site Area	2972m ²

A map of the site in its regional setting is provided as **Map 1**.

Map 1 Regional Context



Source: Urbis

1.3. PROJECT BACKGROUND

The City of Sydney's online DA tracker does not contain records of any significant Development Applications lodged or determined for the Site in recent years.

The site at 28-32 Bourke Street currently contains a one storey warehouse building used for the purpose of vehicle repairs. The surrounding context consists of similar structures utilised for light industrial purposes.

The proposed development responds to the need to provide modern employment opportunities in northern Alexandria to support the development of the area under the Southern Enterprise Area Review. The Enterprise Area Review identifies that Northern Alexandria will support the already shifting character from industrial to knowledge-based sectors. The subject site was chosen for its strategic location which is close to the Green Square Town Centre.

The proposed use of the site as a multi-purpose health will provide a key piece of community infrastructure which will service the broader community. The facility will provide unique services targeted at privately insured patients aged 18 + with mood disorders, anxiety disorders, and those with comorbid drug and alcohol disorders. The facility will provide both inpatient and outpatient services to suit the specific needs of the patients.

2. STRATEGIC CONTEXT

This section describes the way in which the proposal addresses the strategic planning policies relevant to the site. It identifies the key strategic issues relevant to the assessment and evaluation of the project which will be explored in further detail within the future EIS.

2.1. PROJECT JUSTIFICATION

The proposed development is aligned with the State, district and local strategic plans and policies applying to the site as outlined below.

2.1.1. NSW State Priorities

NSW State Priorities is the State Government's plan to guide policy and decision making across the state.

The proposal is consistent with the key objectives contained within the plan, including:

- The proposal will generate temporary employment opportunities in manufacturing, construction, and construction management during the project's construction phase of works. The proposal will also generate key employment opportunities for health care workers during its operational phase.
- The proposal will provide a new facility catered to improving the health system. The proposed development will provide inpatient and outpatient care to those suffering with mood disorders, anxiety disorders and those with drug and alcohol disorders.
- The Premiers Priorities aims to reduce potentially preventable visits to hospital by five percent through to 2023. The proposed facility will provide essential support to community members in need and assist them with rehabilitation.
- Another of the Premiers Priorities is to reduce the rate of suicides in NSW by 20% by 2023. The proposed development will directly assist those suffering from mood and anxiety disorders as well as those with drug and alcohol disorders. The proposal will thus provide support for some of our communities most vulnerable people and will aim to assist in reducing the rate of suicide in the area.

The proposal is a key asset to improving the NSW Health System by providing specially catered inpatient and outpatient services for community members in need.

2.1.2. Greater Sydney Region Plan: A Metropolis of Three Cities

The Greater Sydney Region Plan provides the overarching strategic plan for growth and change in Sydney. It is a 20-year plan with a 40-year vision that seeks to transform Greater Sydney into a metropolis of three cities - the Western Parkland City, Central River City and Eastern Harbour City. It identifies key challenges facing Sydney including increasing the population to eight million by 2056, 817,000 new jobs and a requirement of 725,000 new homes by 2036.

The Plan includes objectives and strategies for infrastructure and collaboration, liveability, productivity and sustainability. The following matters are relevant to the proposed development:

- The proposed development will provide a critical new health service facility to support the future growth of the community.
- The proposal will support the shift of the northern Alexandria precinct from primarily industrial uses to a knowledge-based economy. The proposal will therefore assist in the development of internationally competitive health, education, research, and innovation precincts across greater Sydney.
- The proposal will assist in providing services and infrastructure to support communities changing needs, ensuring that communities are healthy, resilient and socially connected.

The proposal is therefore consistent with the vision of the *Greater Sydney Region Plan* in that it will provide essential local infrastructure to service the community and support local and regional growth.

2.1.3. Our Greater Sydney 2056: Eastern City District Plan

The Eastern District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan. The intent of the

District Plan is to inform local strategic planning statements and local environmental plans, guiding the planning and support for growth and change across the district.

The District Plan contains strategic directions, planning priorities and actions that seek to implement the objectives and strategies within the Region Plan at the district-level. The Plan identifies the key centres, economic and employment locations, land release and urban renewal areas and existing and future transport infrastructure to deliver growth aspirations.

The planning priorities and actions likely to have implications for the proposed development are listed and discussed below:

- Planning Priority E1: Planning for a city supported by Infrastructure
- Planning Priority E3: Providing services and social infrastructure to meet people's changing needs
- Planning Priority E8: Growing and investing in health and education precincts and the Innovation Corridor
- Planning Priority E11: Growing investment, business opportunities and jobs in strategic centres

The district plan identifies the following points that are relevant to the site and project:

- Health facilities are classified as essential community infrastructure. Providing accessible local health services and regional health infrastructure such as hospitals is important for all people across the district.
- The co-location of facilities such as health services, schools, community and cultural facilities, parks and recreation can be the focus of neighbourhoods.

2.1.4. Sydney Local Strategic Planning Statement

City Plan 2036 is the Local Strategic Planning Statement for the City of Sydney. The LSPS identifies that a key vision of the Greater Sydney Region Plan is to have health facilities located within 30 minutes of residents. Green Square and the City South Village is the City's largest village, and encompasses the bustling, high density urban renewal area of Green Square, the quieter residential streets of Rosebery, and the enterprise and urban services precincts in Alexandria and Rosebery. Green Square has seen rapid population growth, and is becoming the strategic centre of South Sydney centred on the train station, public square, library and future commercial and retail precinct. The proposed development will provide an essential community health facility to support the rapid growth in the surrounding precinct.

The LSPS also identifies the importance of co-locating services, including health services, to create main activity spines. With the construction of the proposed new Green Square to Ashmore Connector nearby to the subject site, Bourke Road will become a new thoroughfare, linking the community to services.

2.2. SOUTHERN ENTERPRISE AREA REVIEW

The Sydney Local Environmental Plan 2012 (SLEP 2012) is the principal planning instruments relevant to development on the site. The Sydney Development Control Plan 2012 (SDCP 2012) also applies to the site and provides more detailed locality/land use specific development guidelines.

Council is in the process of reviewing the planning controls that apply to the Southern Enterprise Area, which includes the subject site, as set out in the following documents which were publicly exhibited between 15 November and 13 December 2021:

- Planning proposal PP-2021-4808 to amend Sydney Local Environmental Plan 2012
- Draft Sydney Development Control Plan 2012 – Southern Enterprise Area.

At the time of writing, Council is considering all submissions and will report the results to a Council meeting and the Central Sydney Planning Committee. If approved, the amendments will be sent to DPE for finalisation. The tentative timeframe for the finalisation of these amendments is April 2022.

The following section provides an overview of the key amendments sought via the Southern Enterprise Area review that would apply to any future development on the subject site.

2.2.1. Planning Proposal PP-2021-4808 Enterprise Area Review

This planning proposal responds to the need to increase the amount of employment floor space in North Alexandria while also facilitating the dedication of land so that development can be supported by a legible network of public streets, lands and open space and retain the distinct fine grain low-scale built form to the north of north Alexandria. The review also determined that there was potential for North Alexandria to fulfil unmet demands in regard to commercial and flexible employment space.

The planning proposal amends controls to facilitate new employment floor space at North Alexandria and will support the role of the southern enterprise area as a modern employment precinct. Maintaining a strong economic position relies on a sustained supply of suitable floor space to accommodate new high value industries and the changing needs of businesses.

In relation to the subject site, the planning proposal seeks to increase the maximum height of building control from 35m to 45m. The planning proposal is accompanied by amendments to SDCP 2012 which provides for enhanced community infrastructure applicable to the subject site (refer to Section 2.2.2 below).

The proposed built form outcome for the development is seeking to align with the draft amendments to the Southern Enterprise Corridor which are tentatively due for finalisation in April 2022.

2.2.2. Draft Sydney Development Control Plan 2012: Southern Enterprise Area Amendment

Council has prepared the Draft Sydney Development Control Plan 2012: Southern Enterprise Area Amendment (Draft SDCP2012 Amendment) that provides additional guidance for development in the southern enterprise area.

The Draft SDCP2012 Amendment includes new provisions of streets and lanes, setback at ground level and upper levels, proposed open space dedications and height in storeys in North Alexandria. It also includes other changes to refresh planning controls in the southern enterprise area to reflect development and policy changes that have occurred over time.

The proposal seeks to align with relevant controls within the Draft SDCP2012 Amendment and is reliant on these public domain works forming part of an offset for community infrastructure contributions by way of land dedication.

Key controls that have been considered to guide the built form of the concept envelope include:

- **5.8.7.2 – Public Domain Setbacks:** A 2.4m wide strip of land within the subject site to be dedicated to along the site's frontage to Bourke Road for the purpose of footpath widening
- **5.8.7.2 – New Streets, Lanes and through-site links:**
 - A 6m wide lane along the site's western boundary (it is noted that the Draft SDCP Amendment only requires 3m to be dedicated within the subject site, however, the proposal seeks to provided 6m to ensure that the development does not rely on a future development to be approved for the adjoining site)
 - A 9m wide lane along the site's southern boundary, of which the subject site is required to dedicate 3m and the adjoining site is required to dedicate 6m.
- **5.8.4.2 – Street Frontage Height:** 4 storeys
- **5.8.4.3 – Setbacks for buildings:**
 - Along Bourke Road - 12 m upper-level setback
 - Along rear boundary of the site - 4 m upper-level setback

2.3. KEY FEATURES OF SITE AND SURROUNDS

The site is located at 28 Bourke Road, Alexandria and 30-32 Bourke Road, Alexandria within the Sydney local government area (**LGA**). The site is legally described as Lot 3 in Deposited Plan 324707 and Lots 1 & 2 in Deposited Plan 324707 and is currently owned by Mooney Properties Pty Ltd.

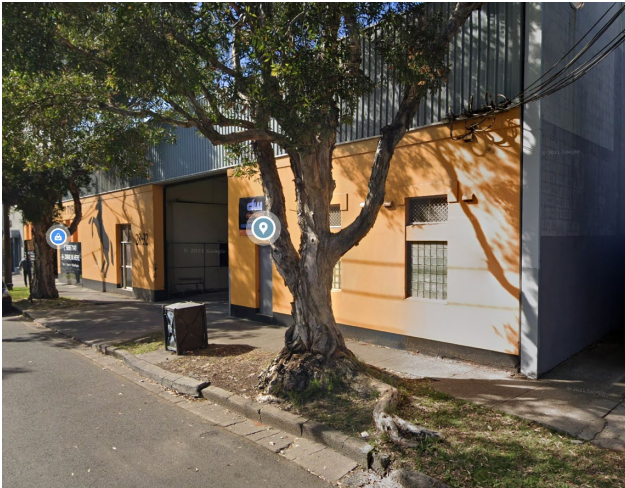
The location of the site is illustrated in **Figure 1**. Photographs of the current site condition are provided in **Figure 2**.

Figure 1 Aerial Location Map



Source: Urbis

Figure 2 Site Photographs



Picture 1 view of 30-32 Bourke Road

Source: Google Street view obtained: 2 February 2022



Picture 2 view of 28 Bourke Road

Source: Google Street view obtained: 2 February 2022



Picture 3 view to the West down Bourke Road

Source: Google street view obtained: 2 February 2022



Picture 4 View to the East down Bourke Road

Source: Google street view obtained: 2 February 2022

The key features of the site which have the potential to impact or be impacted by the proposed development are summarised in **Table 3** below.

Table 3 Key Features of Site and Locality

Descriptor	Site Details
Land Configuration	The site is generally rectangular in shape comprising a 40m frontage to Bourke Road and rear boundary, and approximately 73m side boundary to adjoining properties.
Land Ownership	Mooney Properties Pty Ltd
Existing Development	The site currently accommodates a single storey warehouse building used for the purpose of vehicle repairs.
Local Context	The surrounding locality is described below:

Descriptor	Site Details
	<ul style="list-style-type: none"> ▪ North: of the site are various light industrial and retail uses. A NSW Fire and Rescue facility is also located to the north of the site. ▪ East: directly adjoining the east of the site is 26 Bourke Road comprising a single storey warehouse building. Further east is the Green Square Town Centre. The town centre contains critical pieces of infrastructure such as Green Square Railway Station, Green Square Infinity Health and Medical Centre, Green Square Library and various other commercial/ retail uses. ▪ South: of the site are industrial and commercial uses as well as small lot residential properties. To the south east of the site is the new Gunyama Park Aquatic and Recreation centre. ▪ West: of the site is 34-42 Bourke Road comprising a two storey warehouse building owned and operated by City of Sydney Council. To the south west of the subject site is the grounds of Alexandria. Further West of the site is Sydney Park which is adjacent to St Peters Station. <p>Photographs of the surrounding land uses are provided as Figure 2.</p>
Regional Context	<p>The subject site is located within the northern Alexandria precinct as identified in the Southern Enterprise Area Review. North Alexandria is located on the northern edge of the southern enterprise area and is close to Sydney CBD and large population centres. The subject site also at the western gateway to the new Green Square town centre and Green Square Railway station.</p>
Infrastructure	<p>The subject site is located approximately 200m to the west of Green Square Railway Station. The subject site is also located approximately 2.5km north of Sydney Airport.</p> <p>The future Green Square to Ashmore Connector Road is also proposed to be constructed in vicinity to the subject site. The Green Square to Ashmore Connector (GS2AC) is a new transport corridor that will connect Botany Road and Geddes Avenue in the Green Square town centre with Bowden Street in Alexandria. The GS2AC (current revised concept plan) comprises a 380m road that runs from Botany Road to Bowden Street via O'Riordan Street and Bourke Road, with two (2) new signalised intersections and upgrade works to the existing Botany Road / Geddes Avenue signalised intersection.</p>
Site Access	<p>Site access is currently provided off Bourke Road. There is currently one vehicle access point at 28 Bourke Road and another for 30-32 Bourke Road.</p>
Easements and Covenants	<p>The certificates of title for Lot 1, 2, and 3 in Deposited Plan 324707 provide various easements registered on title for the site summarised as follows:</p>

Descriptor	Site Details
	<ul style="list-style-type: none"> Lot 1 DP 324707 - A right-of-way easement is located between lots 1 and 2 to enable the use of the two lots. Lot 2 DP 324707 - A right-of-way easement is located between lots 1 and 2 to enable the use of the two lots.
Acid Sulfate Soils	Class 3 Acid Sulphate Soils
Stormwater and Flooding	The subject site is located within the Alexandra Canal – Sheas Creek Catchment. A suitably qualified engineer is to assess the site in regard to stormwater and flooding issues.
Flora and Fauna	The subject site is devoid of vegetation. Two street trees are located within the road reserve directly adjoining the site along Bourke Road.
Heritage	The subject site is not within a heritage conservation area, nor is it a heritage listed item or nearby to a heritage listed item.

2.4. CUMULATIVE IMPACTS WITH FUTURE PROJECTS

There are numerous key developments occurring around the subject site, which reflects the overarching vision for the renewal of Green Square and the establishment of knowledge-based sectors in North Alexandria. This is further detailed below.

Green Square Urban Renewal

The Green Square Urban Renewal project is one of the most significant projects occurring across New South Wales. The proposal includes the development of a new Town Centre and ancillary community infrastructure, whilst respecting the heritage character of the area and committing to sustainable design.

North Alexandria sits in the Green Square Urban Renewal Area, which will contribute over one third of the City's local housing growth to 2036. The urban renewal area is forecast to grow to around 32,000 dwellings, housing around 60,000 to 70,000 people (depending on occupancy trends) at build out. To support this growth \$540 million has been committed to the precinct for the provisioning of world class community facilities. These include a new library and plaza, aquatic centre, parks, playgrounds, childcare centre and a new primary school.

The surrounding areas of Green Square are expected to experience significant uplift in to support the new town centre. This is identified in the Southern Enterprise Area Review which calls out north Alexandria as a key precinct which will shift in character from light industrial to commercial and knowledge intensive sectors to support Green Square. The proposed development will provide a new health facility to support the expected growth of the precinct.

The proposed development at 28-32 Bourke Road is in close proximity to the new Green Square Town Centre and will contribute to the provisioning of essential health infrastructure to support the growth of the precinct.

Green Square to Ashmore Connector

The Green Square to Ashmore Connector (GS2AC) is a new transport corridor that will connect Botany Road and Geddes Avenue in the Green Square town centre with Bowden Street in Alexandria. The GS2AC (current revised concept plan) comprises a 380m road that runs from Botany Road to Bowden Street via O'Riordan Street and Bourke Road, with two (2) new signalised intersections and upgrade works to the existing Botany Road / Geddes Avenue signalised intersection. The road features a single traffic lane in each direction to be dedicated as a public transport corridor (bus lanes) with local traffic access to adjacent properties. The road also features an on-road two-way cycle path which connects to the existing east-west cycle paths on Bowden Street and Geddes Avenue and provides interchange with the existing north-south cycle path on Bourke Road. Local vehicle access would be allowed for properties along the GS2AC which

are to be developed in the future. The GS2AC is expected to open in 2022. The renewal of adjoining lands for affordable housing and employment-based land uses would be completed within or near this time and the Proposal would support these future land uses.

This road is only to be used by local and emergency vehicles, public transport, pedestrians, and cyclists. By prioritising walking, riding and public transport, this transport link will provide an important and attractive east-west connection for people, while also discouraging traffic in Sydney's densest area.

The GS2AC will incorporate the site at 44-54 Bourke Road, Alexandria approximately 80m west of the subject site. The proposal will not hinder accessibility to the subject site, rather it will provide improved access to public transport, emergency services and active transport movement throughout one of Sydney's most heavily trafficked areas. The GS2AC also encompasses the installation of signalised intersections including at Bourke Road, this will enhance the safety and accessibility of the subject site for pedestrians and cyclists.

D/2019/817 - D/2021/977 23-27 Bourke Road & 41-43 Bowden Street, Alexandria

On 1 August 2019 a concept DA (D/2019/817) was lodged for a building envelope to a height of 18m with indicative commercial and retail uses, and excavation for 1-2 basement levels at 23-27 Bourke Road and 41-43 Bowden Street, Alexandria. This is 200m south west of the subject site at 28-32 Bourke Road. The application was approved on 14 May 2020.

On 25 August 2021, a DA was lodged for the Stage 2 construction of the mixed use development. The application seeks consent for the demolition, remediation, tree removal and construction of a 4-storey commercial building with 179 basement car parking spaces and associated landscaping. The building includes 1,492sqm of retail GFA and 16,306sqm of commercial GFA. This application is currently under assessment. D/2021/977 sets a precedent for the future commercial growth in north Alexandria that is required to support a growing population.

Approved and likely future developments which may be relevant in the cumulative impact assessment of the proposal are summarised in **Table 4**.

Table 4 Cumulative Impact Assessment

DA Reference	Development Description	Current Status
PP-2021-4262 Green Square Town Centre	The development of a new Town Centre and ancillary community infrastructure in Green Square	The proposal was determined on the 26 November 2021 and is currently in the Pre-exhibition stage.
PP-2021-4808 Enterprise Area Review	Planning proposal to amend Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.	Post exhibition Tentatively due for finalisation in April 2022)
Green Square to Ashmore Connector	The GS2AC (current revised concept plan) comprises a 380m road that runs from Botany Road to Bowden Street via O'Riordan Street and Bourke Road, with two (2) new signalised intersections and upgrade works to the existing Botany Road / Geddes Avenue signalised intersection.	Under Review
D/2021/977 23-27 Bourke Road & 41-43 Bowden Street, Alexandria	The construction of the mixed use development. The application seeks consent for the demolition, remediation, tree removal and construction of a 4-storey commercial building with 179 basement car parking spaces and associated	Under Assessment

DA Reference	Development Description	Current Status
	landscaping. The building includes 1,492sqm of retail GFA and 16,306sqm of commercial GFA. This application is currently under assessment.	

The potential cumulative impacts of the project will be addressed in the EIS in accordance with the DPIE *Assessing Cumulative Impacts* guidelines.

2.5. AGREEMENTS WITH OTHER PARTIES

The proposal will be accompanied by a public benefit offer seeking to enter into an agreement with City of Sydney Council for the following:

- The payment of a monetary contribution towards community infrastructure to Council.
- Dedication of the following land to Council:
 - A 2.4m wide strip of land along the site's frontage to Bourke Road for the purpose of footpath widening
 - A 6m wide lane along the site's western boundary
 - A 3m wide lane along the site's southern boundary.

3. PROJECT

This section outlines the key features of the proposed development, including the project area, the conceptual physical layout and design (including likely mitigation measures), the main land use activities and the likely timing for delivery of the project.

It also includes a high-level of feasible alternatives which were considering having regard to the project objectives outlined in Section 1.3 of this report, including the consequences of not carrying out the development.

3.1. PROPOSED DEVELOPMENT

The key components of the proposed development are listed in the following table. A copy of the architectural concept drawings is attached as **Appendix B**, with selected elevations included at **Figure 3** and **Figure 4**

This application is a Concept Development Application under Division 4.4 of the EP&A Act, and as such seeks to outline the concept proposal for the site at 28-32 Bourke Road Alexandria, for which a detailed proposal will be the subject of a future detailed stage 2 SSDA. Pursuant to Section 4.23 of the EP&A Act, this Concept Development Application satisfies the requirement for a development control plan required under Clause 7.20(2)(b) of the SLEP 2012.

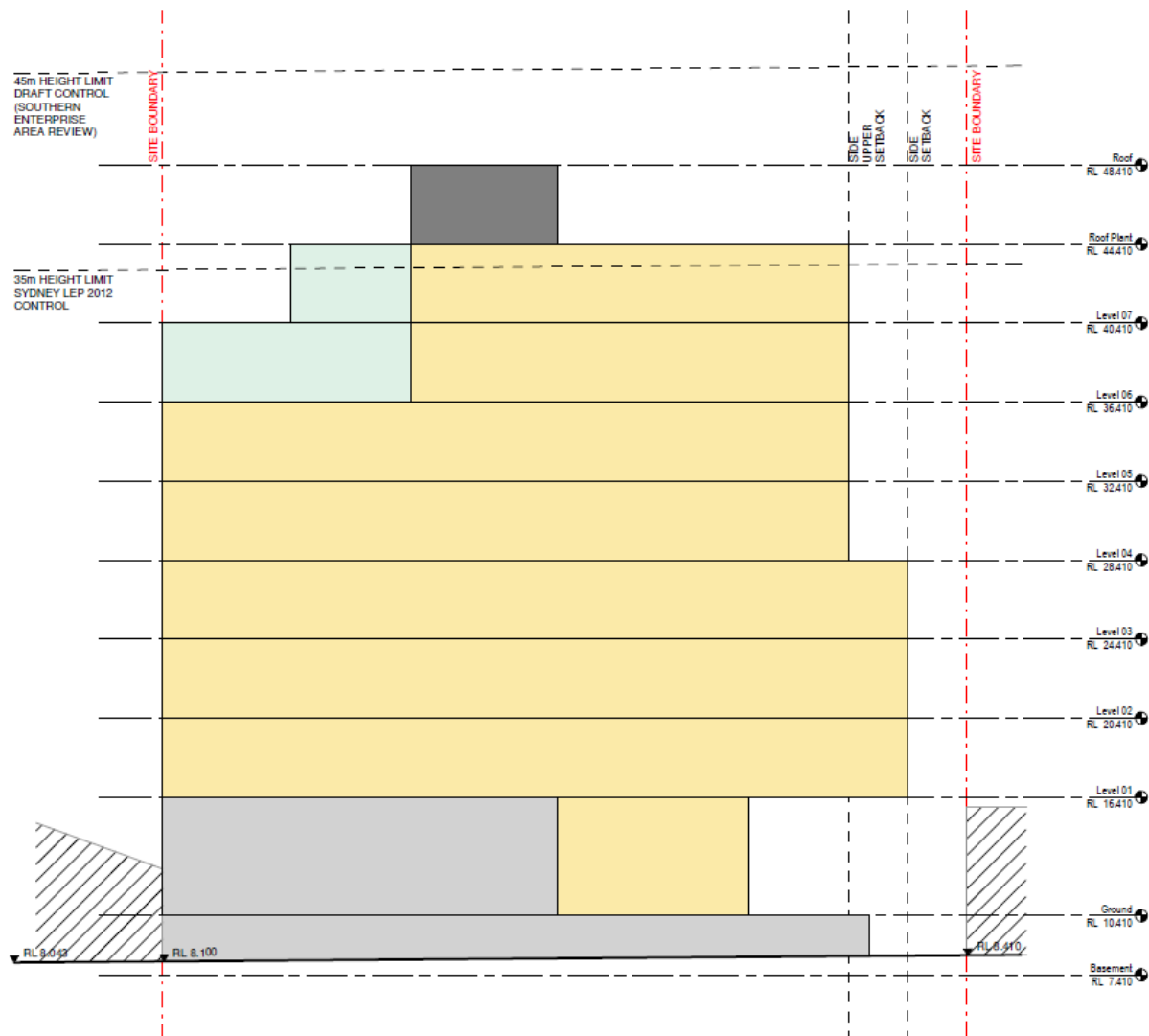
Table 5 below provides a summary of the proposal.

Table 5 Project Details

Descriptor	Project Details
Project Area	2972m ²
Land Use	<i>Hospital</i> <i>Medical Centre</i>
Project Description	<p>Broadly, the project seeks development consent for a concept application for the Alexandria Health Centre comprising a multi-purpose health facility anchored by a mental health hospital with medical centre uses located on lower levels to be occupied by allied health providers. Specifically, the application seeks concept approval for:</p> <ul style="list-style-type: none"> ▪ In principle arrangements for the demolition of existing structures on the site and excavation to accommodate a single level of basement car parking (partially below ground level)/ground level comprising approximately 73 spaces ▪ A building envelope to a maximum height of RL 48.41 (including architectural roof features and building plant) which equates to 40.31m above existing ground level at RL8.10 ▪ Use of the building as a multi-purpose health facility indicatively including ground floor reception/lobby and pharmacy, 'medical centre' at levels 1-4, and a mental health hospital at levels 5-7. ▪ An indicative maximum gross floor area of 11,361m² ▪ Principles for future vehicular access from the sites north-eastern frontage to Bourke Road

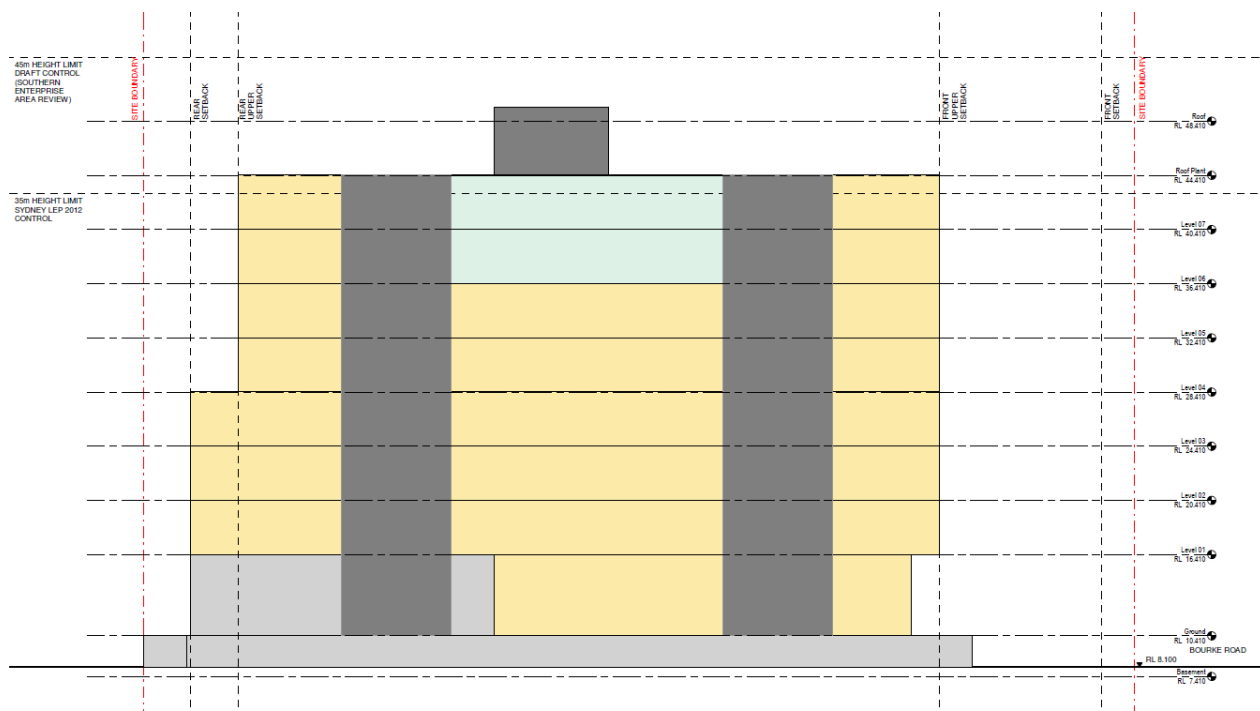
Descriptor	Project Details
	<ul style="list-style-type: none"> ▪ Subject to a public benefit offer to be submitted with this application, the proposal seeks concept approval for the following public domain works to be dedicated to Council as envisaged by the Draft Sydney Development Control Plan 2012 – Southern Enterprise Area Amendment (Draft SDCP Amendment): <ul style="list-style-type: none"> – A 2.4m wide strip of land along the site’s frontage to Bourke Road for the purpose of footpath widening – A 6m wide lane along the site’s western boundary (it is noted that the Draft SDCP Amendment only requires 3m to be dedicated within the subject site, however, the proposal seeks to provided 6m to ensure that the development does not rely on a future development to be approved for the adjoining site) – A 3m wide lane along the site’s southern boundary which is the site’s required contribution toward a 9m wide lane in which the adjoining site is required to dedicate 6m. <p>The proposed multi-purpose health facility is likely to cater for:</p> <ul style="list-style-type: none"> ▪ Short stay, intensive inpatient hospital admission focused on assessment, treatment initiation and stabilisation or detox, and discharge planning ▪ Step-down outpatient day group programs delivered either in a group setting or via telehealth ▪ Case management and in-home care provided by a multidisciplinary team ▪ Telehealth, digital and peer support programs to provide ongoing support.
Expected Capital Investment Value	<p>The proposed development has a capital investment value of \$97,140,984 and is for the purpose of a ‘hospital’ and ‘medical centre’ (refer Appendix C).</p> <p>Therefore, the proposed development is considered to be state significant development.</p>

Figure 3 Concept Envelope – Northern Elevation



Source: NBRS

Figure 4 Concept Envelope – Eastern Elevation



Source: NBRIS

3.2. FEASIBLE ALTERNATIVES

Clause 7 in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) requires an analysis of any feasible alternatives to the proposed development, including the consequences of not carrying out the development.

The Applicant identified project alternatives which were considered in respect to the identified need for the proposed multi-purpose health facility. Each of these options is listed and discussed **Table 6** below.

Table 6 Analysis of Feasible Alternatives

Option	Comments
Option 1 – Do Nothing	<p>This option was dismissed as the objectives of the project would not be met. If the proposal was not to proceed, the site would remain vacant and the existing building would likely deteriorate. The site would not realise its capacity to accommodate multi-purpose health facility which will provide a key piece of community infrastructure servicing the broader community</p>
Option 2 – Alternative Location	<p>Consideration to alternative sites was given, however these were dismissed as the subject site resulted in the most beneficial outcomes for the proposal and ensures the site can accommodate a multi-purpose health facility which will provide a key piece of community infrastructure servicing the broader community as:</p> <ul style="list-style-type: none"> the site is compatible with adjoining and surrounding industry and employment generating uses within the North Alexandria precinct the potential environmental impacts of the proposal can be suitably mitigated to avoid unacceptable impacts on the amenity of nearby properties

Option	Comments
	<ul style="list-style-type: none"> ▪ the proposal will not affect any area of heritage or archaeological significance ▪ the proposal can be developed with appropriate visual amenity given its surrounding context. <p>The proposal is justified on the basis it is compatible with the locality in which it is proposed while having no adverse economic, environmental or social impact</p>
Option 3 – The Proposal (preferred option)	<p>The site was identified as being the most suitable location for the proposed multi-purpose health facility use and the concept envelope presents the optimal outcome for the following reasons:</p> <ul style="list-style-type: none"> ▪ the proposal facilitates the orderly and efficient use of the site and represents sustainable development ▪ the development is permitted within the B7 Business Park Zone and is consistent with the relevant zone objectives ▪ The proposed development responds to the need to provide modern employment opportunities in northern Alexandria to support the development of the area under the Southern Enterprise Area Review. ▪ the site benefits from access to the regional road network and sustainable transport modes ▪ the proposal is compatible with surrounding development and will result in minimal impact on the environment, subject to implementation of suitable mitigation measures ▪ the proposal will not result in unacceptable environmental impacts including in relation to ecology, biodiversity, heritage, noise and views <p>The proposed use of the site as a multi-purpose health facility will provide a key piece of community infrastructure which will service the broader community. The facility will provide unique services targeted at privately insured patients aged 18 + with mood disorders. Anxiety disorders, and those with comorbid drug and alcohol disorders. The facility will provide both inpatient and outpatient services to suit the specific needs of the patients.</p>

4. STATUTORY CONTEXT

This section of the report provides an overview of the key statutory requirements relevant to the site and the project, including:

- *Environmental Planning and Assessment Act 1979 (EP&A Act).*
- *NSW Biodiversity Act 2016 (BC Act)*
- *Environmental Planning Assessment Regulation 2000.*
- *State Environmental Planning Policy (SRD SEPP) 2011*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55)*
- *State Environmental Planning Policy (Infrastructure) Amendment (Health Services Facilities) 2021.*
- *Sydney Local Environmental Plan 2012*
- *Sydney Development Control Plan 2012 (DCP 2012)*
- *Southern Enterprise Area Review LEP and DCP amendments*

The following tables categorise and summarises the relevant requirements in accordance with the DPIE guidelines. Each of these matters will be addressed in further detail within the future EIS.

4.1. STATUTORY REQUIREMENTS

Table 7 categorises and summarises the relevant requirements in accordance with the DPIE *State Significant Development Guidelines*.

Table 7 Identification of Statutory Requirements for the Project

Statutory Relevance	Action
<i>Power to grant approval</i>	<p>Environmental Planning and Assessment Act 1979</p> <p>The EP&A Act establishes the framework for the assessment and approval of development and activities in NSW. The EP&A Act also facilitates the making of environmental planning instruments which guide the way in which development should occur across the State, this is inclusive of State environmental planning policies and local environmental plans.</p> <p>Clause 4.22 of the EP&A Act sets out the conditions by which a concept development application may be considered. The consent authority when considering under section 4.15 the likely impact of the development, must only consider the likely impact of the concept proposal and does not require the consideration of the carrying out of development.</p> <p>Clause 4.36 of the EP&A Act provides for a process where development can be declared SSD either by a SEPP or Ministerial order published in the Government Gazette. Clause 4.38 of the EP&A Act provides that the Minister is the consent authority for SSD. Part 4, Division 4.7 of the EP&A Act sets out the provisions which apply to the assessment and determination of development applications for SSD. The proposal is subject to clause 4.38 Consent for State Significant Development.</p>

Statutory Relevance	Action
	<p>SEPP SRD identifies development that is considered to have significance on a state-wide level.</p> <p>Clause 14 of Schedule 1 of the SEPP identifies hospitals, medical centres and health research facilities as state significant:</p> <p><i>14 Hospitals, medical centres and health research facilities</i></p> <p><u><i>Development that has a capital investment value of more than \$30 million for any of the following purposes—</i></u></p> <p><i>(a) Hospitals</i></p> <p><i>(b) Medical Centres</i></p> <p><i>(c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).</i></p> <p>The proposed development has a capital investment value of \$97,140,984 and is for the purpose of a 'hospital' and 'medical centre' (refer Appendix C).</p> <p>Therefore, the proposed development is considered to be state significant development.</p> <p>In accordance with Section 4.5 of the EP&A Act, the Independent Planning Commission is designated as the consent authority if there is a Council objection to the SSDA or there are more than 25 unique submissions. Unless otherwise declared, the Minister will be the consent authority for the SSDA (refer Clause 8A of the SRD SEPP).</p> <p>The Minister (or the Minister's delegate) will be required to take into consideration the matters listed under section 4.15 of the EP&A Act when determining the SSDA. These matters will be addressed in the EIS for the proposed development.</p>
Permissibility	<p>The site is zoned B7 (Business Park) in accordance with the SLEP 2012. 'Hospital' and 'Medical Centre' are not expressly prohibited in the zone and are therefore permitted with development consent.</p>
Other approvals	<p>NSW Heritage Act 1977 (Heritage Act)</p> <p>The Heritage Act protects heritage items, sites and relics in NSW older than 50 years regardless of cultural heritage significance Section 4.41 of the EP&A Act, provides that SSD is exempt from the application of Division 8 of Part 6 of the Heritage Act.</p>
	<p>NSW Roads Act 1973 (Roads Act)</p> <p>Section 138 of the Roads Act requires the consent of the relevant roads authority City of Sydney or Transport for NSW (TfNSW) for work in, on, under or over a public road. Any works proposed to a public road as part of the proposal would require the consent of the relevant road authority. Consultation would be undertaken with the TfNSW during the preparation of the EIS to ensure adequate</p>

Statutory Relevance	Action
	consideration of potential issues affecting public roads within or surrounding the site.
	<p>NSW Protection of the Environment Operations Act 1997 (POEO Act)</p> <p>The POEO Act enforces licences and approvals formerly required under separate Acts relating to air, water and noise pollution, and waste management with a single integrated licence. Under Section 48 of the POEO Act, premise-based scheduled activities (as defined in Schedule 1 of the EP&A Act) require an Environment Protection Licence (EPL).</p> <p>Assessments carried as part of the EIS for the proposal would determine the need for an EPL. The general provisions of the POEO Act in relation to the control of pollution of the environment will apply throughout the development.</p> <p>During the construction phase of the project, appropriate management measures would be required in relation to the control of noise, dust, erosion and sedimentation, and stormwater discharge to ensure that the pollution control provisions of the POEO Act are satisfied.</p>

4.2. PRE-CONDITIONS

Table 8 outlines the pre-conditions to exercising the power to grant approval which are relevant to the project.

Table 8 Pre-Conditions

Statutory Reference	Pre-condition	Relevance
<i>State Environmental Planning Policy No 55 - Remediation of Land</i> (SEPP 55) – clause 7(1)	A consent authority must be satisfied that the land is suitable in its contaminated state - or will be suitable, after remediation - for the purpose for which the development is proposed to be carried out.	Potential sources of contamination exist at the site but are not expected to preclude the proposed development of the site.
Concept development consent (see section 4.24 of the Act)	Determination of any further development application in respect of the site cannot be inconsistent with the consent for the concept proposals for the development of the site.	The proposal seeks consent for a concept approval.

4.3. MANDATORY CONSIDERATIONS

Table 9 outlines the relevant pre-conditions to exercising the power to grant approval which will be addressed in further detailed within the EIS.

Table 9 Mandatory Considerations

Legislation	Relevant
<i>Biodiversity Conservation Act 2016</i>	<p>In accordance with section 7.9(2) of the Biodiversity Conservation Act 2016 (BC Act), an SSD is required to be accompanied by a biodiversity development assessment report (BDAR).</p> <p>Notwithstanding the above, a BDAR waiver may be granted should it be determined by DPE and the DPE Biodiversity Conservation Division that the proposed development is not likely to have any significant impact on biodiversity values. Due to the limited vegetation and biodiversity located on the site a BDAR Waiver Request is submitted alongside this scoping report at Appendix D.</p>
<i>State Environmental Planning Policy (State and Regional Development) 2011</i>	<p>SEPP SRD identifies development that is considered to have significance on a state-wide level.</p> <p>Clause 14 of Schedule 1 of the SEPP identifies hospitals, medical centres and health research facilities as state significant:</p> <p><i>14 Hospitals, medical centres and health research facilities</i></p> <p><u>Development that has a capital investment value of more than \$30 million for any of the following purposes—</u></p> <p>(a) Hospitals</p> <p>(b) Medical Centres</p> <p>(c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).</p> <p>The proposed development has a capital investment value of \$97,140,984 and is for the purpose of a 'Hospital' and 'Medical Centre' (refer Appendix C).</p> <p>Therefore, the proposed development is considered to be state significant development.</p>
<i>State Environmental Planning Policy No 55 – Remediation of Land</i>	<p>SEPP 55 introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed.</p> <p>The proposal will be accompanied by detailed contamination investigations undertaken in accordance with the provisions of SEPP 55. If land is contaminated, the site will be suitably remediated prior to development to reduce the risk of harm to human life or to other aspects to the environment. It is assumed that the site can be remediated and prepared suitable for future urban development</p>
<i>State Environmental Planning Policy</i>	<p>The ISEPP identifies the environmental assessment category into which different types of infrastructure and services development are classified. Division 10 of the ISEPP relates to Health Services Facilities.</p>

Legislation	Relevant						
<i>(Infrastructure) 2007 (ISEPP)</i>	<p>Under clause 57(1) <i>Development for the purpose of a health facilities is permitted with consent in a prescribed zone.</i></p> <p>The subject site is located in the B7 Business Park zone of the Sydney LEP 2012 which is identified as a prescribed zone under clause 56(m) of the ISEPP and is therefore permissible with consent.</p> <p>The ISEPP requires certain traffic generating developments to be referred to Transport for NSW (TfNSW). The Concept Development Application seeks approval for a new health facility; therefore, the proposal will result in additional traffic generation, therefore it is considered to be a traffic generating development. Accordingly, the application does need to be referred to TfNSW. The SSDA may also be referred to the relevant utility service providers to confirm that the siting and layout of the proposed development will not impact on relevant easements and/or infrastructure corridors.</p>						
<i>Sydney Local Environmental Plan 2012</i>	<p>The Sydney Local Environmental Plan 2012 (SLEP 2012) is the primary environmental planning instrument that applies to the site. The relevant provisions are extracted and presented in the Table below:</p> <table> <tr> <th>Provision</th><th>Comment</th></tr> <tr> <td>Clause 2.1 Land Use Zoning</td><td> <p>The site is zoned B7 (Business Park) in accordance with the SLEP 2012. The proposal seeks consent for the following uses:</p> <p><i>Hospital</i></p> <p><i>Medical Centre</i></p> <p>Therefore, the proposal is permissible with consent.</p> </td></tr> <tr> <td>Clause 4.3 Height</td><td> <p>The maximum Building Height prescribed for the site is 35 metres under the SLEP 2012</p> <p>Under the Southern Enterprise Area Review this control is proposed to be amended to 45 metres. The finalisation of this amendment is tentatively due in April 2022.</p> <p>Given that the proposed amendments to the height control are advanced, have been through public exhibition and being reported to Council for Finalisation imminently, and likely to be gazetted prior to the determination of the Concept DA the proposal is seeking to align with these.</p> <p>The proposed height of building of the concept envelope is 40.31m. As this is only negligibly over the current height standard applicable to the site, a technical Clause 4.6 variation may be required, depending on when the application is formally lodged.</p> </td></tr> </table>	Provision	Comment	Clause 2.1 Land Use Zoning	<p>The site is zoned B7 (Business Park) in accordance with the SLEP 2012. The proposal seeks consent for the following uses:</p> <p><i>Hospital</i></p> <p><i>Medical Centre</i></p> <p>Therefore, the proposal is permissible with consent.</p>	Clause 4.3 Height	<p>The maximum Building Height prescribed for the site is 35 metres under the SLEP 2012</p> <p>Under the Southern Enterprise Area Review this control is proposed to be amended to 45 metres. The finalisation of this amendment is tentatively due in April 2022.</p> <p>Given that the proposed amendments to the height control are advanced, have been through public exhibition and being reported to Council for Finalisation imminently, and likely to be gazetted prior to the determination of the Concept DA the proposal is seeking to align with these.</p> <p>The proposed height of building of the concept envelope is 40.31m. As this is only negligibly over the current height standard applicable to the site, a technical Clause 4.6 variation may be required, depending on when the application is formally lodged.</p>
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Legislation	Relevant	
	Clause 4.4 FSR	<p>Base FSR - 2:1</p> <p>Under Clause 6.14 – Community Infrastructure Floor Space at Green Square, an additional floor space (+1.5:1) when community infrastructure is provided – 3.5:1</p> <p>Design excellence – additional 10% - 3.85:1 (noting that this bonus would only be awarded at the detailed design stage following a competitive design process).</p> <p>The proposed FSR of the preliminary concept scheme is 3.84:1, which is within the maximum FSR achievable on the site (through design excellence).</p>
	Clause 5.10 Heritage Conservation	<p>The site does not contain a heritage item and is not located in an HCA.</p> <p>A preliminary, high-level historical research carried out has found that two of the buildings on the site (being the front building at no. 28-30, and the building at no. 32) likely date to the Inter-War period (at the latest, 1943). Preliminary heritage investigations have confirmed that it is considered unlikely that these buildings would meet the threshold tests to be considered worthy of retention.</p> <p>Notwithstanding this, the application will include a Heritage Impact Statement, subject to the provisions of Section 9.3.1 of the Sydney DCP 2012.</p>
	Clause 5.21 Flood Planning	<p>The subject site is located within the Alexandra Canal – Sheas Creek Catchment. A civil engineer will be engaged to assess and manage the flood risk for the subject site, create a local drainage management plan, provide an integrated water management/ stormwater quality assessment, and design a basement retention system.</p>
	Clause 6.21 Design Excellence	<p>Clause 6.21D(1) requires a competitive design process to be held for a building that has, or will have, a height above ground level (existing) greater than 25 metres on land outside Central Sydney. Clause 6.21D(3) contains provisions where a building demonstrating design excellence may have a height or FSR bonus of up to 10%.</p> <p>Under the Southern Enterprise Area Review a site-specific clause is to be introduced into the SLEP 2012 to limit the use of Clause 6.21 to additional floor space only (and not height) in North Alexandria.</p> <p>As the height of the proposed building exceeds 25m it is acknowledged that SLEP 2012 requires both a Concept</p>

Legislation	Relevant	
		DA and competitive design process prior to determination of a detailed design DA. The proposal seeks to align with these requirements.
	Clause 7.14 Acid Sulfate Soils	<p>The site is identified as comprising class 3 acid sulfate soils. Pursuant to Clause 7.14 of the SLEP 2012, development consent is required for the following works:</p> <ul style="list-style-type: none"> ▪ Works more than 1 metre below the natural ground surface. ▪ Works by which the water table is likely to be lowered more than 1 metre below the natural ground surface.
	Clause 7.16 Airspace Operations	The proposed height does not penetrate the Limitation or Operations Surface for Sydney Kingsford Smith Airport.
	Clause 7.20 Development requirement or authorising preparation of a development control plan	<p>As the proposal exceeds 25m in height and is not located within Central Sydney, in Zone B6, or Zone IN1, Clause 7.20(2)(b) of the SLEP2012 stipulates that development consent must not be granted to the proposal unless a development control plan has been prepared for the land.</p> <p>Section 4.23 of the EP&A Act stipulates that a concept development application may satisfy the requirement for the preparation of a development control plan. Accordingly, the proposal seeks consent for a concept application under Division 4.4 of the EP&A Act to satisfy the requirement for a development control plan.</p>
	Part 7 Division 1 Car parking ancillary to other development	<p>Set out in Sydney LEP 2012, Part 7 Division 1 'Car parking ancillary to other development'</p> <p>Clause 7.6 Office Premises and Business Premises</p> <p>For buildings over 1.5:1 on Category F land, the following formula is to be used: $M = (G \times A) / (50 \times T)$ M is the max number of parking spaces G is the GFA of all office premises and business premises in the building in square metres</p> <p>A is the site area in square metres</p> <p>T is the total GFA of all buildings on the site in square metres</p> <p>Clause 7.9 Other Land Uses</p> <p>Health Consulting Rooms and medical centres: The maximum number of car parking spaces for a building used for the purposes of health consulting rooms or</p>

Legislation	Relevant
	<p>medical centres on any land is 2 spaces for every consulting room.</p> <p>**It is noted that while Sydney LEP 2012 provides car parking rates for office/business premises and health consulting rooms and medical centres, it does not provide parking rates for health services facilities with hospital beds, such as the proposed preliminary scheme. As such, the Sydney LEP 2012 rates for 'health consulting rooms and medical centres' are not strictly applicable to the proposed development and have been provided here, for information, as the closest rates available in the LEP.</p> <p>Traffic advice will be obtained to justify the number of car parking spaces being sought as part of the proposed development, making reference to Transport guidelines on traffic generating developments and other relevant guidelines.</p>
<p><i>Sydney Development Control Plan 2012</i></p>	<p>It is noted that under Clause 11 of the SRD SEPP, the application of Development Control Plans is excluded when assessing SSD projects. Notwithstanding this, the EIS accompanying the project will assess the proposal against the key relevant controls of the DCP and the Draft SDCP2012 Amendment.</p>

5. COMMUNITY ENGAGEMENT

The following sections of the report describe the engagement activities that have already been carried out for the project, including preliminary community views, and the engagement to be carried out during the preparation of the EIS.

The following sections of the report describe the engagement activities that have been undertaken during the preparation of the EIS and the community engagement which will be carried out if the project is approved.

5.1. EARLY ENGAGEMENT CARRIED OUT

At this stage of the project, early engagement has been limited to a virtual pre-lodgement meeting with planning officers at the City of Sydney Council and DPE, which was held on 16 December 2021 and 18 January 2022.

It is acknowledged that the meetings presented reasonably early concepts which will require closer engagement prior to lodgement of the application, to ensure there is alignment in the progression of the proposal.

This meeting with the City of Sydney was an opportunity for the Applicant to brief Council officers (including planning, urban design and engineers) on the project and to proactively seek any views on the scheme. Council's feedback was largely supportive of the proposed use, and their feedback on the early plans provided have been taken into consideration as through the development of the concept scheme.

Key matters discussed in the pre-lodgement meeting include:

- A porte-cochere is not supported in the building's front setback to Bourke Road
- The provision of parking at grade and on the first and second floor is also considered excessive
- As the height of the building exceeds 25metres, the SLEP 2012 requires both a Concept DA and competitive design process prior to determination of a detailed design DA.
- Council acknowledge that the level of detail was very preliminary and their urban design team wanted to see more analysis of the surrounding context, and a more detailed progression of the Concept at upcoming meetings.

As demonstrated in the preliminary concept plans at **Appendix B** the project team has taken on this feedback and removed the porte-cochere to Bourke Road, along with removal of parking at the second floor level.

In addition, a virtual scoping meeting was held with planning officers at DPE on 18 January 2022 to get an early indication on the key matters requiring further assessment in the EIS and to confirm the approval pathway and assessment timeframes. DPE noted the following in relation the approval pathway:

- A CIV report is required to accompany the scoping report to confirm that the multi-purpose health facility component of the development meets the SSDA trigger in the SRD SEPP.
- A Clause 4.6 request to vary the height of building control would be required should the EIS be lodged prior the finalisation of the Southern Enterprise Area Review amendments to the SLEP 2012.

The above activities were undertaken having regard to the community participation objectives in the '*Undertaking Engagement Guidelines for State Significant Projects*' prepared by DPIE and dated July 2021.

5.2. ENGAGEMENT TO BE CARRIED OUT BY THE APPLICANT

Further community and stakeholder consultation will be undertaken in the preparation and assessment of the EIS.

Engagement will take place with key stakeholders and agencies during the preparation of the EIS. We will continue to liaise with key services and agencies throughout the course of the EIS preparation.

The following key stakeholders have been identified:

- Department of Planning and Environment

- City of Sydney Council
- Government Architect of NSW
- Registered Aboriginal Parties (RAPs)
- Transport for NSW
- Relevant public utility providers
- Surrounding property owners/businesses

The proposed engagement will be guided by the DPE requirements stipulated in the SEARs and are likely to include the following:

- Direct consultation with agencies in the preparation of detailed specialist studies and the EIS.
- An Engagement and Communication Outcomes Report will accompany the EIS.
- The EIS and supporting documentation will be placed on public exhibition once DPE has reviewed the EIS to confirm that it has satisfactorily responded to each of the issues identified in the SEARs. The key stakeholders will be provided with an additional opportunity to review the project, including the final development plans and the detailed specialist studies and assessment reports accompanying the final EIS.

6. PROPOSED ASSESSMENT OF IMPACTS

This section identifies the key impacts which will be further investigated and assessed within the EIS, including the proposed approach to assessing each of these matters. It also identifies the matters addressed in the scoping phase that are unlikely to result in significant impacts and do not warrant further consideration in the EIS.

A scoping summary table for the project is provided at **Appendix A**.

6.1. MATTERS REQUIRING FURTHER ASSESSMENT IN THE EIS

The following section of the report provide a comprehensive description of the relevant matters and impacts which will be addressed in detail within the EIS. It outlines the matters and impacts of particular concern to the community and other stakeholders. It includes each of Key Issues and Other Issues as identified in the Scoping Summary Table (refer **Appendix A**).

6.1.1. Compliance with Strategic and Statutory Plans

The EIS will address how the proposed development is consistent with the strategic and statutory planning framework, as outlined in **Section 4** of this Scoping Report.

6.1.2. Amenity

6.1.2.1 Noise and Vibration

A standard noise and vibration assessment will be undertaken to demonstrate compliance with the EPA's Noise Policy for Industry, the Interim Construction Noise Guidelines and Road Noise Policy. The subject site is adjacent to several commercial/ light industrial land uses within the North Alexandria precinct. This precinct is expected to experience significant uplift with the construction of the new Green Square to Ashore Connector as well as responding to the need to support commercial development in the North Alexandria precinct as identified in the Enterprise Area Review.

Noting that no physical works are proposed, a high-level noise and vibration impact assessment will be prepared by a suitably qualified Acoustic Engineer and submitted alongside the EIS.

6.1.2.2 Visual impact

The site is currently located within a precinct characterised by light industrial uses and is situated alongside many small scale warehouse facilities housing uses such as vehicle repair shops. The site is not located adjacent to or within an area that is considered to have important landscapes or visual features.

The future desired character of the North Alexandria precinct as identified in the Southern Enterprise Area Review is to provide knowledge-based sectors which will support the growth of this region as a modern employment precinct. Amendments to the Sydney LEP and Sydney DCP will support the transition from traditional industrial activity towards office and knowledge-based sectors. The proposed development leverages off these draft controls to ensure that the proposal is consistent with the future desired character of the area.

A suitably qualified architect is to provide concept architectural plans and a Design Report to be submitted with the SSDA. These items will assess the visual impact of the proposed building envelope, with consideration of factors such as environmental amenity, built form and crime prevention through environmental design, all in accordance with the relevant design guidelines and building parameters.

In addition, concept reference plans will accompany the documentation to confirm that the proposed uses can be accommodated in the proposed building envelope.

Overall, the proposal has been designed with consideration of the future desired character of the area, and will respond to the need to provide health service facilities to support the growing population in the surrounding areas. The design of the facility is of a high-quality that will greatly improve the visual amenity of the site from its current situation.

Public Art

A Public Art Consultant has been engaged to prepare a Public Art Strategy to be submitted alongside the EIS. This strategy will contribute to the visual amenity of the project and will be consistent with the CoS requirements.

6.1.3. Built Environment

6.1.3.1 Design Quality

The concept plans prepared by NBRS (**Appendix B**) provide a preliminary indication of the proposed building envelope that form this SSDA. The proposed concept envelope development has been designed with consideration of the design principles and parameters applying to the site. The built form suitably addresses the future character of the north Alexandria precinct as it transforms from a primary light industrial region into a precinct which supports commercial uses.

The final architectural package and urban design report will detail the rationale for the siting and layout of the concept proposal. The EIS will address the height, bulk and scale of the proposed development within the context of the locality. Further, an overall Landscape Strategy and Concept Landscape Plan will be prepared as part of the concept proposals, it being noted the relevant detailed landscape plan/s associated with the building will be prepared for the future detailed applications for these buildings.

Importantly, any future stage 2 detailed design SSDA will be the subject of a competitive design process.

6.1.3.1. Ecologically Sustainable Development (ESD)

The ESD report will identify how ESD principles (as defined in clause 7(4) of schedule 2 of the EP&A Regulation) are to be incorporated in the design and ongoing operation of the development. The ESD Report will also outline how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards as well as demonstrating how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources.

6.1.3.2. Infrastructure requirements

Consideration of the infrastructure requirements for the project have been introduced in the concept plans attached in this application. However, the EIS will detail the infrastructure requirements for the project, including information about the anticipated supply of services such as:

- Electricity
- Water
- Sewer
- Communications.

The need for utility works to support the Project would be identified during the design development and in consultation with relevant providers. The need for any works to adjust utilities will be assessed as required within the EIS.

6.1.3.3. Public Infrastructure

A public benefit offer is to be submitted with this application seeking concept approval for public domain works to be dedicated to Council as envisaged by the Draft SDCP Amendment. These works will be detailed in the EIS documentation and any resultant impacts to the public domain assessed.

6.1.3.4. Cumulative Impacts

Cumulative impacts may arise if the project is developed concurrently to other major projects in proximity. Due to the expected shift of the North Alexandria precinct from light industrial to office and knowledge-based sectors, development throughout this region is expected. The combined impacts of these projects may become greater than each projects individual impact.

A preliminary assessment of current projects has been undertaken in **Section 1.4** of this scoping report whilst a further review of proposed developments and major infrastructure projects will be included in the EIS. This will include both state significant projects and local development.

Cumulative impacts are expected due to the identification of the North Alexandria Precinct as strategic site for renewal. Development such as the Green Square to Ashmore Connector will be catalytic for future development by providing improve connectivity and accessibility throughout the precinct. To enable the shift of character of the north Alexandria precinct from light industrial to commercial and knowledge-based uses, as identified in the southern enterprise review, development is expected to occur.

6.1.4. Access

6.1.4.1. Transport, Access and Parking

A Traffic Engineer has been engaged to provide their services for the proposed development. They are to be responsible for undertaking a detailed site traffic survey, the completion of a traffic study in relation to the proposed scheme design, the preparation of a traffic report/ traffic impact assessment that will be submitted for assessment alongside the Stage 1 SSDA. They have also provided engineering advice for the development of the scheme design, including ramps, driveways and car parking layouts as well as advice for turning circles and loading dock design.

The standard assessment will be undertaken in accordance with the Guide to Traffic Generating Developments Version 2.2 (RTA, 2002), Blacktown DCP and Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013).

6.1.4.2. Access to property

Access to the property has been designed with regards to the Disability Discrimination Act (DDA) and the Building Code of Australia (BCA).

A suitably qualified accessibility consultant has been engaged and has reviewed the concept plans and has confirmed that the development is generally compliant with the necessary requirements of the BCA & Australian Standards. An Accessibility Report, detailing how the proposal is compliant with the relevant statutory and regulatory requirements will be submitted alongside the EIS. This report will outline the potential design issues and parameters in relations to paths of travel, lift/lift lobbies, stairs, ramps, circulation areas, toilets, emergency egress, feature stairs, terrace & balconies and car parking.

6.1.5. Hazards and Risks

6.1.5.1. Land Contamination

The proposal will be accompanied by detailed contamination investigations undertaken in accordance with the provisions of SEPP 55. If land is contaminated, the site will be suitably remediated prior to development to reduce the risk of harm to human life or to other aspects to the environment. It is assumed that the site can be remediated and prepared suitable for future urban development.

In addition, the detailed contamination investigation will include an assessment in relation to acid sulfate soils as per Clause 7.14 of the SLEP 2012. If required, an Acid Sulfate Soils Management plan will accompany the future detailed DA for physical works and excavation.

6.1.5.2. Flooding

The subject site is located within the Alexandra Canal – Sheas Creek Catchment. A civil engineer will be engaged to assess and manage the flood risk for the subject site, create a local drainage management plan, provide an integrated water management/ stormwater quality assessment, and design a basement retention system.

6.1.5.3. Waste

A standard waste management plan will be prepared for the development and will detail proposed waste management practices. The waste management plan will be undertaken in accordance with the Waste Classification Guidelines (DECCW, 2009)..

6.1.6. Social and Economic Impacts

The proposal is to deliver significant social and economic benefits by providing a key piece of local infrastructure to support the community. The proposal aligns with the strategic vision of the Greater Sydney Region Plan, to improve the accessibility and quality of health care facilities across greater Sydney. The

proposal will provide an essential health facility to support those with mood and anxiety disorders as well as those with co-morbid drug and alcohol problems.

With rapid population growth expected throughout the Green Square precinct, providing new health facilities such as the proposed is critical to the development of the precinct.

The EIS will include a succinct analysis and assessment of the social and economic impacts of the proposal. This will include an estimation of employment generation associated with the construction and operational phases, as well as broader economic and social benefits of this specific development.

6.1.7. Heritage

6.1.7.1. Indigenous Cultural Heritage

The Applicant is committed to investigate, assess and manage Aboriginal cultural heritage values through the preparation of an Aboriginal Cultural Heritage Assessment (ACHA) in consultation with the relevant Aboriginal stakeholders.

6.1.7.2. Non-indigenous Heritage

The site and its immediate surroundings does not contain a heritage item and are not located within a Heritage Conservation Area.

A preliminary, high-level historical research carried out has found that two of the buildings on the site (being the front building at no. 28-30, and the building at no. 32) likely date to the Inter-War period (at the latest, 1943). Preliminary heritage investigations have confirmed that it is considered unlikely that these buildings would meet the threshold tests to be considered worthy of retention.

Notwithstanding this, the application will include a Heritage Impact Statement, subject to the provisions of Section 9.3.1 of the Sydney DCP 2012.

6.1.8. Land

6.1.8.1. Stability, Soil Chemistry and Topography

A standard geotechnical assessment will be submitted with the EIS, which will outline the existing ground and groundwater conditions on the site and recommended construction and structural methods for the proposed development and basement car park.

6.1.8.2. Land Use

The site currently accommodates a single storey warehouse building used for the purpose of vehicle repairs.

The construction of the Project would temporarily alter the land use of the site to a construction site; however, this would be limited to the construction time frame.

During operation, the land use would change to a multi-purpose health facility. The operation of the site for these purposes would be in line with its zoning, and as outlined above, would be broadly consistent with relevant strategic planning goals for the area and region.

The EIS would detail impacts to land use at the site and surrounding properties via assessments of amenity impacts including noise, vibration, landscape, and visual.

6.1.9. Water

6.1.9.1. Hydrology

Potential changes to the hydrology of the site will be addressed in the standard soil and water assessment, including potential erosion and sedimentation impacts during construction of the development and required OSD. The stormwater management plan will be prepared in accordance with Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom 2004) and Volume 2 (A. Installation of Services; B. Waste Landfills; C. Unsealed Roads; D. Main Roads; E. Mines and Quarries) (DECC 2008).

6.1.10. Biodiversity

6.1.10.1. Terrestrial flora and fauna

The subject site has been deemed to have low biodiversity value due to its current light industrial use. If any trees or vegetation are identified for removal during the design process that require consent prior to their removal, the removal of the vegetation will be assessed as part of the future development application.

Under Section 7.9 of the BC Act, a biodiversity assessment report (BDAR) is required to be prepared for the project. However, an application for a waiver of the requirement for a BDAR made under section 7.9(2) of the Act accompanies this scoping report at **Appendix D**.

Notwithstanding, biodiversity will still be considered within the body of the EIS.

6.1.11. Economic

6.1.11.1. Livelihood

A minor assessment of economic impacts of the proposal will be detailed within the EIS noting the proposal involves a concept proposal for a multi-purpose health facility. It is anticipated that the proposal will deliver significant economic benefits by creating additional job opportunities during construction and operation.

6.1.11.2. Natural Resources Use

The EIS will demonstrate the way in which Ecologically Sustainable Development (ESD) principles have been incorporated into the siting and design of the proposed development. This minor assessment will identify potential measures to be implemented into the building design and construction to minimise the environmental footprint of the development, including opportunities to avoid or minimise the demand for water, power, etc.

6.2. MATTERS REQUIRING NO FURTHER ASSESSMENT IN THE EIS

This section of the report identifies the matters that do not require further assessment in the EIS. Each of these matters was considered within the scoping phase but considered unlikely to result in significant impacts that warrant further assessment (refer **Table 10**).

Table 10 No Further Assessment Requirements

Matter	Justification
Amenity – odour	The proposal uses are unlikely to result in odour emanating from the site during operation.
Biodiversity – Aquatic flora and fauna, conservation areas	The site does not contain aquatic flora and fauna and is not within an identified conservation area. A BDAR Waiver request accompanies this scoping report at Appendix D .
Hazards and Risks – Biosecurity, Coastal Hazards, Dams, Land Movement, Bushfires, Hazardous & offensive development, and Environmental hazards	<ul style="list-style-type: none">▪ The site is not in a coastal area.▪ The site does not contain a dam.▪ The site is not in a Bush fire affected zone.▪ The existing and proposed operations are not classified as hazardous or offensive development or a biosecurity risk.
Water – Availability and Quality	<ul style="list-style-type: none">▪ There are no rivers or creeks within the immediate vicinity of the site.▪ Stormwater management will be appropriately designed as part of the development to minimise impacts from runoff.

Matter	Justification
	<ul style="list-style-type: none"> ▪ The existing development has an adequate water supply and it is anticipated that this supply can be extended to cater for the demand of the development.
Access – Port, airport and rail facilities	The site is not within close proximity to port, airport or rail facilities.
Air - Atmospheric emissions, particulate matter, and gases.	The proposed concept application does not seek consent for any physical works and therefore will not result in adverse atmospheric emissions, particulate matter and gases.

7. CONCLUSION

The purpose of this report is to request SEARs for the preparation of an EIS for the Alexandria Health Centre comprising a multi-purpose health facility at 28-32 Bourke Road Alexandria. The Applicant is highly committed to working with key stakeholders, including State government agencies and City of Sydney Council to deliver a high-quality development that will benefit the local population.

This SEARs request outlines the approval pathway for the application, the legislative framework, and the key matters for consideration in the assessment of the application. The EIS will demonstrate how the Project is suitable for the site and the potential environmental impacts can be appropriately mitigated, minimised or managed to avoid any unacceptable impacts.

We trust that the information detailed in this letter is sufficient to enable the Department to issue the SEARs to guide the preparation of the EIS.

DISCLAIMER

This report is dated March 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Alexandria Property Development Pty Ltd (**Instructing Party**) for the purpose of Scoping Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A **SCOPING SUMMARY TABLE**

Scoping Summary Table

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
Standard	Amenity – Noise and Vibration	N	General	<ul style="list-style-type: none"> Construction Noise Strategy (Transport for NSW, 2012) Interim Construction Noise Guideline (Department of Environment, Climate Change and Water, 2009) NSW Industrial Noise Policy (Environment Protection Authority, 2000) NSW Road Noise Policy (Environment Protection Authority, 2011) Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) German Standard DIN 4150-3: Structural Vibration – Effects of Vibration on Structures Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) Technical Basis for Guidelines to Minimise Annoyance due to Blasting Overpressure and Ground Vibration (Australian and New Zealand Environment Council, 1990) 	Section 6.1.2
	Amenity - Visual	N	General	Refer Scoping Report	Section 6.1.2
	Built Environment – Design Quality, ESD,	N	General	Refer Scoping Report	Section 6.1.3

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
	Public Infrastructure				
	Access – Road access, traffic and parking	N	General	<ul style="list-style-type: none"> ▪ Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013) ▪ NSW Bicycle Guidelines (RTA, 2003) ▪ Guide to Traffic Generating Developments Version 2.2 (RTA, 2002). ▪ Refer to Scoping Report 	Section 6.1.4
	Biodiversity – terrestrial Flora and Fauna	N	General	<ul style="list-style-type: none"> ▪ Commonwealth EPBC 1.1 Significant Impact Guidelines – Matters of National Environmental Significance (Commonwealth of Australia, 2013) ▪ Commonwealth EPBC 1.2 Significant Impact Guidelines – Actions on, or Impacting upon, ▪ Commonwealth Land and Actions by Commonwealth Agencies (Commonwealth of Australia, 2013) ▪ Commonwealth Department of the Environment – Nationally Threatened Ecological Communities and Threatened Species Guidelines (various) ▪ Commonwealth Department of the Environment – Survey Guidelines for Nationally Threatened Species (various) ▪ Threatened Species Survey and Assessment Guidelines at http://www.environment.nsw.gov.au/threatenedspecies/surveyassessmentgdlns.htm ▪ NSW Biodiversity Offsets Policy for Major Projects (Office and Environment and Heritage, 2014) 	Section 6.1.10.1

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
				Framework for Biodiversity Assessment (Office and Environment and Heritage, 2014).	
	Land – stability and soil chemistry	N	General	Refer to Scoping Report	Section 6.1.8.1
	Hazard and risks – land contamination	N	General	<ul style="list-style-type: none"> Acid Sulphate Soils Assessment Guidelines (Department of Planning, 2008) Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (Department of Urban Affairs and Planning and Environment Protection Authority, 1998) Guidelines for Consultants Reporting on Contaminated Sites (Office of Environment and Heritage, 2000) Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997 (Department of Environment and Climate Change, 2009) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (Department of Environment and Climate Change, 2008) 	Section 6.1.5.1
	Hazards and risk – Flooding	N	General	Refer Scoping Report	Section 6.1.5.2
	Hazards and risks - waste	N	General	Waste Classification Guidelines (DECCW, 2009)	Section 6.1.5.3
	Water – hydrology	N	General	Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom 2004) and Volume 2 (A. Installation of Services; B. Waste Landfills; C. Unsealed Roads; D. Main Roads; E. Mines and Quarries) (DECC 2008)	Section 6.1.9.1

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
	Heritage – historic (NAH)	Y	Specific	<ul style="list-style-type: none"> Commonwealth EPBC 1.1 Significant Impact Guidelines – Matters of National Environmental Significance (Commonwealth of Australia, 2013) Commonwealth EPBC 1.2 Significant Impact Guidelines – Actions on, or Impacting upon, Commonwealth Land and Actions by Commonwealth Agencies (Commonwealth of Australia, 2013) NSW Skeletal Remains: Guidelines for Management of Human Remains (Heritage Office, 1998) Criteria for the Assessment of Excavation Directors (NSW Heritage Council, 2011). 	Section 6.1.7.2
	Heritage – historic (AH)	Y	Specific	<ul style="list-style-type: none"> National Parks and Wildlife Act 1974 Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW 2011 Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW 2010 	Section 6.1.7.1
	Economic – natural resources use	N	General	Refer to Scoping Report	Section 6.1.11.2
	Social	Y	Specific	Social Impact Assessment Guidelines for State Significant Projects (Department of Planning Industry and Environment, 2021)	

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
Minor	Economic - livelihood	N	General	Refer to Scoping Report	Section 6.1.11.1
Not relevant	Amenity – Odour	N	N/A	N/A	Section 6.2
	Access - Port and airport facilities, Rail facilities	N	N/A	N/A	Section 6.2
	Biodiversity – Conservation areas. Aquatic flora and fauna	N	N/A	N/A	Section 6.2
	Air - Atmospheric emissions, particulate matter, and gases.	N	N/A	N/A	Section 6.2
	Hazards and Risks –	N	N/A	N/A	Section 6.2

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
	Biosecurity, Dangerous Goods, Coastal Hazards, Dams, Land Movement, Bushfires, Hazardous & offensive development, and Environmental hazards				
	Land – Topography, Stability,	N	N/A	N/A	Section 6.2
	Water – Availability, Quality	N	N/A	N/A	Section 6.2
	Economic – Opportunity cost	N	N/A	N/A	Section 6.2

APPENDIX B **CONCEPT PLANS**

APPENDIX C **QS STATEMENT**

APPENDIX D **BDAR WAIVER LETTER**

