

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD-10159
Project Name	Northside Private Hospital, West Gosford
Location	Former Ausgrid site - Corner of Faunce Street West and Racecourse Road, West Gosford (Lot 2 in DP 1226923) within Central Coast Council Local Government Area.
Applicant	AA Crown Holdings Pty Ltd
Date of Issue	05/04/2019
General Requirements	The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of, clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation). Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include: • adequate baseline data • consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed) • measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment. The EIS must also be accompanied by a report from a qualified quantity surveyor providing: • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV • an estimate of jobs that will be created during the construction and operational phases of the proposed development • certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: 1. Statutory Provisions and Strategic Provisions • Address all relevant Environmental Planning Instruments, plans, policies and guidelines, including (but not limited to those) outlined at Attachment A. • Provide details of the proposed use for each component of the development, and the relationship between the different uses within the building. • Detail the nature and extent of any prohibitions that apply to the development. • Identify compliance with the development standards applying to the site and

provide a detailed justification for any non-compliances.

- Address the adequacy of floor space provided for commercial purposes and provide relevant justification.

2. Design Excellence

- Prepare a Design Excellence Statement to demonstrate how the proposal exhibits design excellence and contributes to the natural, cultural, visual and built character values of Gosford City Centre. In considering whether the development exhibits design excellence, have regard to Clause 8.3 of State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018.
- The proposal must be reviewed by the City of Gosford Design Advisory Panel (the Panel) prior to lodgement of the application. The EIS must attach a copy of the Panel's advice and demonstrate how that advice has been considered and incorporated into the proposal.

3. Built Form and Urban Design

- Demonstrate how the proposal is informed by the Gosford Urban Design Framework (GANSW, 2018) and the Gosford Development Control Plan 2018 (DPE).
- Address the height, bulk and scale of the proposed development in the context of the surrounding locality, the broader and desired future character of the area and include consideration of the building layout, separation, building heights, massing, setbacks and the size of the proposed floor plates.
- Address the design quality of the proposed development, including consideration of building articulation, street activation and interface with the public domain.
- Demonstrate how above ground parking and services (including waste management, loading zones and mechanical plant) would be fully integrated into the design of the development. This includes how on-site car parking is provided wholly underground, or otherwise is not visible from, or minimises visual impacts to, the street.
- Demonstrate how the future development potential of adjoining properties would not be compromised by the proposal.
- Detail the location, size and content of any proposed signage zones and provide an assessment of the proposed signage zones against the requirements of SEPP 64 - Advertising and Signage.

4. Public Domain/Landscaping

- Outline the scope of public domain improvements, pedestrian linkages, street activation, and landscaping to be provided as a part of the proposal.
- Demonstrate how the proposal would:
 - maximise permeability throughout the development and to adjoining sites
 - maximise street activation
 - provide access for people with disabilities
 - minimise potential vehicle, bicycle and pedestrian conflicts.

5. Visual Impacts

- Prepare a Visual Impact Assessment and view analysis of the proposal to/from key vantage points. Photomontages or perspectives should be provided showing

the project.

- Demonstrate how the proposal respects and maintains key view corridors (for example to the ridgelines of Presidents Hill and Rumbalara Reserve), street vistas and sightlines to nearby parks.

6. Environmental Amenity

- Assess the environmental amenity impacts associated with the proposal, including solar access, acoustic impacts, visual privacy, view loss, overshadowing, lighting impacts and wind impacts. A high level of environmental amenity must be demonstrated.
- Demonstrate how the proposal protects solar access to key public open spaces and the surrounding public domain.
- Include a lighting strategy and measures to reduce spill into the surrounding sensitive receivers, where relevant.

7. Ecologically Sustainable Development (ESD)

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development.
- Demonstrate how future buildings would meet or exceed minimum building sustainability and environmental performance standards.

8. Transport and Accessibility (Construction and Operation)

The EIS must be accompanied by a Traffic Impact Assessment (TIA) prepared in accordance with relevant guidelines. The TIA must:

- Assess the traffic impacts of the development on the surrounding local and classified road network using SIDRA or similar traffic model and specify any road upgrade works (local and classified) required to maintain acceptable levels of service.
- The assessment is to include traffic and parking generated by existing and approved developments, as well as that by the proposal, and consider car sharing facilities to reduce overall parking demands in the area.
- Address the impact of trips generated by the proposed development on nearby intersections having regard to the cumulative impacts from other existing surrounding developments in the vicinity including Henry Kendall High School and Gosford Public School.
- Assess road and pedestrian safety in the immediate vicinity of the proposed development and the details of road safety measures.
- Estimate the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips.
- Assess the adequacy of public transport, pedestrian and bicycle provisions to meet the likely future demand of the proposed development.
- Detail the proposed walking and cycling access arrangements and connections to public transport services.
- Demonstrate the proposed road layout, access points, and car parking can comply with the relevant Australian Standards and Council requirements.
- Demonstrate sufficient on-site car parking, loading/unloading, pedestrian and cycling facilities (including bicycle parking and end-of-trip facilities) would be provided for the development.
- Describe the measures to be implemented to promote sustainable means of travel, including public transport use, pedestrian and bicycle linkages in a

preliminary Green Travel Plan and specific Workplace Travel Plan and identify any proposed facilities to increase the non-car mode share for travel to and from the site.

- Prepare a preliminary Construction Traffic Management Plan for the proposal and outline how construction traffic, public transport, bicycle and pedestrian impacts, and parking impacts would be appropriately managed and mitigated.

9. Flooding

- Assess the potential flooding impacts associated with the development and consider the relevant provisions of the NSW Floodplain Development Manual (2005), including the potential impacts of climate change, sea level rise and increase in rainfall intensity.

10. Stormwater

- Prepare a preliminary stormwater management report demonstrating how stormwater would be appropriately managed in accordance with Council's requirements.

11. Water Quality

- Assess water quality and hydrology impacts of the development, including any downstream impacts for both surface and groundwater and any impacts on natural processes and functions.

12. Bushfire

- Prepare a Bushfire Assessment Report, in accordance with the requirements of Planning for Bushfire Protection 2006, to assess any potential bushfire impacts associated with the proposal.

13. Heritage

- Assess any impacts on State and local heritage items, including conservation areas, natural heritage areas, relics, gardens, landscapes, views and trees and recommend mitigation and management measures where required.
- Prepare an aboriginal archaeology report in accordance with the relevant Office of Environment and Heritage (OEH) guidelines. Should any aboriginal heritage items be impacted by the proposed development, an Aboriginal Heritage Cultural Assessment must be submitted.

14. Social & Economic Impacts

- The EIS must include an assessment of the social and economic impacts of the development, including consideration of any increase in demand for community infrastructure and services.

15. Public Benefit and Contributions:

- Outline the contributions and proposed public benefits to be delivered as a part of the proposal including details of any Voluntary Planning Agreement.

16. Noise and Vibration

- Prepare a noise and vibration assessment in accordance with the relevant EPA guidelines. This assessment must detail construction and operational noise impacts on nearby sensitive receivers and outline the proposed management and mitigation measures that would be implemented.

	17. Contamination • Prepare a contamination assessment for the site, by a qualified environmental consultant and demonstrate that the site is suitable for the proposed development, in accordance with the requirements of SEPP 55. 18. Biodiversity • Assess any biodiversity impacts associated with the proposal in accordance with the requirements of the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report, where required. 19. Soil and Water • The EIS shall include a: ○ Geotechnical assessment ○ Acid Sulfate Soils Assessment ○ Groundwater Assessment. 20. Utilities • In consultation with relevant agencies prepare a services and utilities impact assessment which: ○ assesses the capacity of existing services and utilities and identify any upgrades required to facilitate the development ○ assesses the impacts of the proposal on existing utility infrastructure and service provider assets and describe how any potential impacts would be managed. 21. Staging • Provide details regarding the staging of the proposed development. • Detail the likely future development on the balance of the site and include any draft subdivision plans. 22. Construction Management Plans • Prepare a preliminary Construction Management Plan for the proposed works and outline how construction impacts would be appropriately managed and mitigated. 23. Hazards • Identify, quantify and classify any proposed storage, use and management of any hazardous materials and measures to be implemented to manage hazards and risks associated with the storage. 24. Air Quality • Assess the construction and operation air quality impacts and ensure they meet the requirements of Council and/or the Environment Protection Authority.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, local community groups and affected landowners. In particular, you must consult with:

	• Central Coast Council • NSW Office of Environment and Heritage • Transport for NSW • NSW Roads and Maritime Services • Environment Protection Authority • Ausgrid • NSW Rural Fire Service • NSW Department of Industry (Crown Lands, Office of Water & Natural Resources Access Regulator) • NSW Health (Central Coast Local Health District) • Civil Aviation Authority • NSW Department of Education & School Infrastructure NSW • The Principals of Gosford High School, Henry Kendal High School and Gosford Public School • Surrounding residents, businesses and local community groups The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
Documents and Plans	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. In addition to the documents and plans listed in the key issues above, the EIS must include the following: • Survey plan (A3) • Overall site plan (A3) • Concept elevations, floor plans and sections of the proposal (A3) • 3D digital model (refer Central Coast Council's requirements) • Design verification statement • Compliance tables for all relevant planning controls • Detailed overshadowing diagrams (A3) • Cross ventilation diagrams (A3) • Energy Efficiency Report • Concept landscape and public domain plans (A3) • A table identifying the proposed land uses including a floor-by-floor breakdown of GFA, total GFA and site coverage • Water Cycle Management Plan Strategy • Arborist report (if required) • Pre-submission consultation statement • Quantity surveyor report

ATTACHMENT A

Policies, Plans and Guidelines

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.legislation.nsw.gov.au>

<https://www.centralcoast.nsw.gov.au/>

<http://www.shop.nsw.gov.au/index.jsp>

<http://www.australia.gov.au/publications>

Policies, Plans and Guidelines	
Statutory policies and plans	• Environmental Planning & Assessment Act 1979 • Biodiversity Conservation Act 2016 • State Environmental Planning Policy (State & Regional Development) 2011 • State Environmental Planning Policy (Gosford City Centre) 2018 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Building Sustainability Index BASIX) 2004 • State Environmental Planning Policy 65 – Design Quality of Residential Flat Development & Accompanying Apartment Design Guide • State Environmental Planning Policy No.55 – Remediation of Land • State Environmental Planning Policy No 64 - Advertising and Signage • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • State Environmental Planning Policy (Coastal Management) 2018 • Draft State Environmental Planning Policy (Environment) • State Environmental Planning Policy No 33 (Hazardous and Offensive Development) • Central Coast Council's 7.12 (former S94A) Contributions Plan Centre (Civic Improvement Plan) for Gosford City Centre • Gosford City Centre Special Infrastructure Contribution (Ministerial Direction, Ministerial Determination and Order).
Strategic plans	• Future Transport 2056 • Central Coast Regional Plan 2036 • NSW Government Architect's Gosford Urban Design Framework 2018 • Gosford City Centre Development Control Plan 2018 • Gosford City Centre Transport Management and Accessibility Plan
Guidelines and policies	• City of Gosford Design Advisory Panel (CoGDAP) Guide for Proponents and Stakeholders (DPE, 2018) • Gosford City Centre Streetscape Design Guidelines (Oculus for Gosford City Council, 2011) • Central Coast Council's 3D Model Submission Requirements • Central Coast Council's Civil Works Specification • Central Coast Council's Gosford City Centre Developer Services Plan (DSP) • Central Coast Council's Gosford City Centre Water Servicing Strategy (Aug 2017) • Central Coast Council's Gosford City Centre Sewer Servicing Strategy (Mar 2017) • Central Coast Council's Gosford CBD Overland Flood Study • EIS Guidelines – Roads and Related Facilities (DoPI) • NSW Planning guidelines for walking and cycling (DIPNR & RTA, 2004)

- Guide to Traffic Generating Developments (RMS, 2002), including Section 2 Traffic Impact Studies
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development (Austroads, 2016)
- Standards Australian AS2890 Parking Facilities Set
- Cycling Aspects of Austroads Guides (2017)
- Draft Environmental Impact Assessment Guidance Series (DPE, 2017)
- Planning for Bushfire Protection (NSW RFS, 2006)
- Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)
- Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)
- Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010
- Statement of Heritage Impact Guide (OEH)
- Design in context: Guidelines for infill development in the Historic Environment (NSW Heritage Office, 2005)
- Managing Urban Stormwater – Soils & Construction Volume 1 (Landcom, 2004)
- NSW Aquifer Interference Policy (2012)
- Guidelines for Controlled Activities on Waterfront Land (2018)
- Central Coast Council's Water Cycle Management Guidelines
- Central Coast Council's Waste Control Guidelines
- Interim Construction Noise Guideline (DECC, 2009)
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2005)
- Safer by Design - Crime Prevention through Environmental Design (CPTED)
- NSW Industrial Noise Policy (EPA, 2000)
- Tree Safety Management Plan (Ausgrid, 2007)

ATTACHMENT B
Government Authority Responses to Request for Key Issues
For Information Only