

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-10368
Project Name	Kingswood Private Hospital
Location	39, 41 and 43 Orth Street, Kingswood
Applicant	Polaris Property Group
Date of Issue	12/09/2019
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 Environmental Planning and Assessment Regulation 2000 (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; and - a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues. 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 applicable GST component of the CIV; - an estimate of jobs that will be created during the construction and operational phases of the proposed development; and - certification that the information provided is accurate at the date of preparation.
Key Issues	The EIS must address the following specific matters: 1. Statutory and Strategic Context Address the statutory provisions contained in all relevant environmental planning instruments, including: · State Environmental Planning Policy (State & Regional Development) 2011

- State Environmental Planning Policy (Infrastructure 2007)
- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No.55 – Remediation of Land
- State Environmental Planning Policy No.33 – Hazardous and Offensive Development
- Draft State Environmental Planning Policy (Remediation of Land)
- Draft State Environmental Planning Policy (Environment)
- Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River
- Penrith Local Environmental Plan 2010.

Permissibility

Detail the nature and extent of any prohibitions that apply to the development.

Development Standards

Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.

2. Policies

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities
- A Metropolis of Three Cities - the Greater Sydney Region Plan
- West District Plan
- Future Transport Strategy 2056
- Crime Prevention Through Environmental Design (CPTED) Principles
- Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017)
- Penrith Development Control Plan 2014.

3. Operation

- Provide details of the proposed hospital operations, including staff and expected patient numbers and hours of operation.
- Provide a detailed justification of suitability of the site to accommodate the proposal and the need for the hospital in the context of the locality.

4. Built Form and Urban Design

- Address the height, density, bulk and scale, setbacks and interface of the proposal in relation to the surrounding development, topography, streetscape and any public open spaces.
- Address design quality and built form, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, and colours.
- Where relevant, provide details of any signage, including size, location and general finishes.
- Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.
- Provide a detailed landscape strategy.
- Outline the design strategy for providing internal amenity, including: access to natural daylight; opportunities for visual and physical access to outdoor landscape areas; and solar shading to manage glare and heat gain.

5. Environmental Amenity

- Assess amenity impacts on the surrounding locality, including solar

access, visual privacy, visual amenity, overshadowing and acoustic impacts. A high level of environmental amenity for the surrounding residential land uses must be demonstrated.

- Include a lighting strategy and measures to reduce spill into the surrounding sensitive receivers.
- Detail the nature and extent of the intensification of use associated with the increased floor space, particularly in relation to the proposed increase in staff, patient and visitor numbers.

6. Transport and Accessibility

Include a transport and accessibility impact assessment, which details, but is not limited to the following:

- existing traffic and transport facilities provided on the road network located in the vicinity of the proposed development
- accurate details of the current daily and peak hour demand of traffic and parking, public transport and pedestrian and cycle movement recorded on the road network located adjacent to the proposed development
- details of estimated total daily and peak hour demand generated by the proposal, including traffic and parking, public transport, pedestrian and bicycle trips with reference to the employee and visitor demand of similar land uses
- the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand of the proposed development
- measures to integrate the development with the existing/future public transport network
- the distribution on the road network of the trips generated by the proposed development (predicted traffic flows are to be shown diagrammatically to a level of detail sufficient for easy interpretation)
- the impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for, and details of, upgrades or road improvement works, if required (Traffic modelling is to be undertaken using SIDRA network modelling for current and future years)
- the identification of infrastructure required to ameliorate any impacts on traffic efficiency and road safety impacts associated with the proposed development, including details on improvements required to affected intersections, additional bus stops or bus bays. (preliminary concept drawings shall be submitted with the

EIS for any identified road infrastructure upgrades).

- details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Include a Green Travel Plan and specific Workplace travel plan), wayfinding strategies, and the provision of facilities to increase the non-car mode share for travel to and from the site
- the proposed walking and cycling access arrangements and connections to public transport services
- the proposed access arrangements, including car and pick-up/drop-off facilities, and measures to mitigate any associated traffic impact and impact on public transport, pedestrian and bicycle networks, including pedestrian crossings and refuges and speed control devices and zones (if necessary)
- proposed bicycle parking provision, including end-of-trip facilities for the

use of employees, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance

- proposed number of on-site car parking spaces for staff, patients and visitors, and corresponding compliance with existing parking codes and justification for the level of car parking provided on-site
- an assessment of the cumulative on-street parking impacts of cars and bus pick-up/drop-off, staff parking and any other parking demands associated with the development
- an assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures and personal safety in line with CPTED
- emergency vehicle access, service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times)
- the preparation of a preliminary Construction Traffic and Pedestrian Management Plan to demonstrate the proposed management of the impact in relation to construction traffic addressing the following:
 - o assessment of cumulative impacts associated with other construction activities (if any)
 - o an assessment of road safety at key intersections and locations subject to heavy vehicle construction traffic movements and high pedestrian activity
 - o details of construction program (including demolition phase) detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process
 - o details of anticipated peak hour and daily construction vehicle movements to and from the site, including information on vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all stages of demolition/construction
 - o details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicles
 - o details of temporary cycling and pedestrian access during construction – should the development require the closure of a facility, adequate safety and diversion measures should be installed to limit time delay and detour distances.

® Relevant Policies and Guidelines:

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

7. Ecologically Sustainable Development (ESD)

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design and ongoing operation phases of the development.
- Include a framework for how the future development will be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include

waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy.

- Include preliminary consideration of building performance and mitigation of climate change, including consideration of Green Star Performance.
- Include details of the initiatives that would enable the future development to achieve a minimum of 4-Green Star rating in accordance with the rating system of the Green Building Council Australia.
- Include consideration of incorporating a Green Roof, Cool Roof and/or Green Wall into the design.
- Provide a statement regarding how the design and asset life of the future development is responsive to the CSIRO projected impacts of climate change for the Sydney Metropolitan area, specifically:
 - o hotter days and more frequent heatwave events
 - o extended drought periods
 - o more extreme rainfall events
 - o gustier wind conditions
 - o how these will inform landscape design, material selection and social equity aspects (respite/shelter areas).

® Relevant Policies and Guidelines:

- NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections.

8. Aboriginal Heritage

- Identify and describe the Aboriginal cultural heritage values that exist across the site and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation.
- Identify and address the Aboriginal cultural heritage values in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH, 2010).
- Undertake consultation with Aboriginal people and document in accordance with Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). The significance of cultural heritage values of Aboriginal people who have a cultural association with the land are to be documented in the ACHAR.
- Identify, assess and document all impacts on the Aboriginal cultural heritage values in the ACHAR.
- The EIS and the supporting ACHAR must demonstrate attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR and EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.

9. Noise and Vibration

- Identify and provide a quantitative assessment of the main noise and vibration generating sources during demolition, site preparation, bulk excavation, construction. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.
- Identify and assess operational noise, including consideration of

mechanical services (e.g. air conditioning plant), ambulance movements, patient and visitor arrival/departures. Outline measures to minimise and mitigate the potential noise impacts of the development on surrounding occupiers of land.

® Relevant Policies and Guidelines:

- NSW Noise Policy for Industry 2017 (EPA)
- Interim Construction Noise Guideline (DECC)
- Assessing Vibration: A Technical Guideline 2006
- Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008)
- NSW Road Noise Policy (2011).

10. Contamination

- Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.
- Undertake a hazardous materials survey of all existing structures and infrastructure prior to any demolition or site preparation works.

® Relevant Policies and Guidelines:

- Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP).

11. Hazards and Risks

- Include a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (Department of Planning, 2011) with clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development.
- Should the preliminary risk screening indicate that the development is “potentially hazardous”, a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6, ‘Hazard Analysis’ (Department of Planning, 2011) and Multi-Level Risk Assessment (Department of Planning, 2011).

12. Utilities

- Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities, including staging of infrastructure.
- Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.

13. Contributions

Address Council’s ‘Section 7.11/7.12 Contribution Plan’ and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.

14. Drainage and Flooding

- Detail measures to minimise operational water quality impacts on surface waters and groundwater.
- Stormwater plans detailing the proposed methods of drainage without impacting on the downstream properties, including detailed survey of existing drainage infrastructure on the site.

	- Identify flood risk on-site (detailing the most recent flood studies for the project area) and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity. If there is a material flood risk, include design solutions for mitigation. ® Relevant Policies and Guidelines: - Guidelines for development adjoining land and water managed by DECCW (OEH, 2013). 15. Biodiversity Assessment Assess and document the flora and fauna impacts related to the proposal. 16. Sediment, Erosion and Dust Controls Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles. ® Relevant Policies and Guidelines: - Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom) - Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA) - Guidelines for development adjoining land and water managed by DECCW (OEH, 2013). 17. Staging Provide details regarding the staging of the proposed development (if any). 18. Waste Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site. 19. Construction Hours Identify proposed construction hours and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: - Section 10.7(2) & (5) Planning Certificates (Previously Section 149(2) & (5) under the EP&A Act) - Architectural drawings showing key dimensions, RLs, scale bar and north point, including: - plans, sections and elevation of the proposal at no less than 1:200 - illustrated materials schedule including physical or digital samples board with correct proportional representation of materials, nominated colours and finishes - details of proposed signage, including size, location and finishes - site plan - Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings, site boundaries, existing trees (including along the boundaries of adjoining properties)

	· Site Analysis Plan including - o site and context plans that demonstrate principles for future development and expansion, built form character and open space network - o easements affecting the site - o active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links · Sediment and Erosion Control Plan · Shadow Diagrams · View analysis, photomontages and architectural renders, including from those from public vantage points · Landscape architectural drawings prepared by a qualified landscape architect or designed showing key dimensions, RLs, scale bar and north point, including: - o integrated landscape plans at appropriate scale, with detail of new and retained planting, shade structures, materials and finishes proposed - o plan identifying significant trees, trees to be removed and trees to be retained or transplanted - o specific species selection, location and quantities - o details of existing and proposed context, including hard and soft landscaped areas, contours, spot heights, finished levels and areas of cut and fill - o details of proposed fencing and retaining walls (including height and material) - o basic drainage detail (location of all pits, lines and irrigation) · Design report to demonstrate how design quality will be achieved in accordance with the above Key Issues including: - o architectural design statement - o diagrams, structure plan, illustrations and drawings to clarify the design intent of the proposal - o analysis of options considered including building envelope study to justify the proposed site planning and design approach · Preliminary Construction Management Plan · Geotechnical and Structural Report · Accessibility Report · Arborist Report · Schedule of materials and finishes.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, special interest groups including local Aboriginal land councils and registered Aboriginal stakeholders and affected landowners. In particular, you must consult with: · Penrith City Council; and · Government Architect NSW (through the design review process). Consultation with Penrith City Council and Government Architect NSW should commence as soon as practicable to agree the scope of investigation. 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 two years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.

References	The assessment of the key issues listed above must consider relevant guidelines, policies, and plans as identified.
-------------------	---