

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-13619238
Project Name	Greenwich Hospital Redevelopment - Detailed Design
Location	97-115 River Road, Greenwich
Applicant	Hammondcare
Date of Issue	24 February 2021
General Requirements	<p>The Environmental Impact Statement (EIS) must be prepared in accordance with and meet the minimum requirements of clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> • an executive summary. • a complete description of the development, including: <ul style="list-style-type: none"> ○ the need for the development. ○ justification for the development. ○ suitability of the site. ○ alternatives considered. ○ likely interactions between the development and existing, approved and proposed operations in the vicinity of the site. ○ a description of any proposed building works. ○ a description of existing and proposed operations, including: <ul style="list-style-type: none"> ▪ staff and visitor numbers, hours of operation, shift changes. ▪ details of how the hospital would continue to operate during construction activities, including proposed site management and mitigation measures to ensure the safety of users. ▪ details of services provided to meet serviced self-care housing requirements. ○ site survey plan, showing existing levels, location and height of existing and adjacent structures / buildings and site boundaries. ○ a detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development. ○ plans, elevations and sections of the proposed development. ○ cladding, window and floor details, including external materials. ○ a site plan showing all infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approvals process). ○ plans and details of any advertising/business identification signs to be installed, including size, location and finishes. ○ any staging of the development.

	<ul style="list-style-type: none"> ○ details of construction and decommissioning including timing. ○ an estimate of the retained and new jobs that would be created during the construction and operational phases of the development along with details of the methodology to determine the figures provided. • a detailed assessment of the key issues identified below, and any other significant issues identified in the risk assessment, including: <ul style="list-style-type: none"> ○ a description of the existing environment, using sufficient baseline data and methodology to establish baseline conditions. ○ an assessment of the potential impacts of all stages of the development on all potentially impacted environments, sensitive receivers, stakeholders and future developments. The assessment must consider any relevant legislation, policies and guidelines. ○ consideration of the cumulative impacts due to other related development proposed or underway on the site, including development progressed under other assessment pathways and all other developments in the vicinity (completed, underway or proposed). ○ identification of all proposed monitoring or required changes to existing monitoring programs. ○ measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment and triggers for each action. ○ details of alternative measures considered. • a consolidated summary of all the proposed environmental management and monitoring measures, identifying all commitments included in the EIS. • the reasons why the development should be approved and a detailed evaluation of the merits of the development, including consequences of not carrying out the development. <p>The EIS must 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.</p>
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory Context, Strategic Context and Policies</p> <p>Address the statutory provisions contained in all relevant legislated and draft environmental planning instruments, including but not limited to:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011. • State Environmental Planning Policy (Infrastructure) 2007. • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. • State Environmental Planning Policy No 19 – Bushland in Urban Areas. • State Environmental Planning Policy No.33 – Hazardous and Offensive Development. • State Environmental Planning Policy No 55 – Remediation of Land. • State Environmental Planning Policy No 64 – Advertising and Signage. • State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development. • Draft State Environmental Planning Policy (Remediation of Land). • Draft State Environmental Planning Policy (Environment).

- Draft State Environmental Planning Policy (Infrastructure) (Health Infrastructure Provisions).
- State Environmental Planning Policy (Coastal Management) 2018.
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.
- Lane Cove Local Environmental Plan 2009.

Having regard to the relevant environmental planning instruments:

- address the permissibility of the development, including the nature and extent of any prohibitions.
- identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.
- adequately demonstrate and document how each of the provisions in the listed instruments are addressed, including reference to necessary technical documents.

Address the relevant planning provisions, goals and strategic planning objectives in all relevant planning policies including but not limited to the following:

- NSW State Priorities.
- 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 (Government Architect NSW (GANSW), 2017).
- Healthy Urban Development Checklist (NSW Health, 2009).
- Draft Greener Places Design Guide (GANSW).
- The Greater Sydney Region Plan - A Metropolis of Three Cities.
- North District Plan.
- Lane Cove Council Local Strategic Planning Statement.
- Lane Cove Development Control Plan 2010.

Redevelopment of Greenwich Hospital Concept Proposal

- In accordance with the Environmental Planning and Assessment Act 1979, demonstrate that the proposal is not inconsistent with the development consent granted for the Redevelopment of Greenwich Hospital Concept Proposal (SSD-8699).

2. Built Form and Urban Design

- Assess how the proposed built form is consistent with and located in accordance with the built form, urban design and landscaping conditions imposed under SSD-8699.
- Address:
 - the height, density, bulk and scale, setbacks and interface of the development in relation to the surrounding development, topography, streetscape and any public open spaces.
 - design quality and built form, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials and colour palette.
 - how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.

	<ul style="list-style-type: none"> • Provide: <ul style="list-style-type: none"> ○ a visual impact assessment that identifies any potential impacts on the surrounding built environment and landscape including views to and from the site and any adjoining heritage items. <p>3. Trees and Landscaping</p> <ul style="list-style-type: none"> • Assess how the proposed landscape strategy is consistent with landscaping conditions imposed under SSD-8699. • Provide: <ul style="list-style-type: none"> ○ an arboricultural impact assessment prepared by a Level 5 (Australian Qualifications Framework) Arborist, which details the number, location and condition of trees to be removed and retained, includes detailed justification for each tree to be removed and details the existing canopy coverage on-site. <p><u>Relevant Policies and Guidelines:</u></p> <ul style="list-style-type: none"> • Australian Standard 4970 Protection of trees on development sites. • Draft Greener Places Design Guide (GANSW). • Objective 30 of The Greater Sydney Region Plan - A Metropolis of Three Cities. • Technical Guidelines for Urban Green Cover in NSW (Office of Environment and Heritage (OEH), 2015). <p>4. Environmental Amenity</p> <ul style="list-style-type: none"> • Assess amenity impacts on the surrounding locality, including addressing conditions imposed under SSD-8699. • Provide: <ul style="list-style-type: none"> ○ shadow diagrams. ○ a view analysis, where relevant, of the site from key vantage points and streetscape locations and public domain including photomontages or perspectives showing the proposed and likely future development. ○ an analysis of proposed lighting that identifies lighting on-site that will impact surrounding sensitive receivers and includes mitigation management measures to manage any impacts. ○ a wind impact assessment, including a wind tunnel study, prepared by a suitably qualified person that considers the impact of the proposed development having regard to the surrounding development and pedestrian amenity and comfort and includes mitigation management measures to manage any impacts. <p>5. Transport and Accessibility</p> <p>Provide a transport and accessibility impact assessment, which includes, but is not limited to the following:</p> <ul style="list-style-type: none"> • consistency with requirements of conditions imposed under SSD-8699. • analysis of the existing transport network, including existing performance levels of nearby intersections utilising appropriate traffic modelling methods (such as SIDRA network modelling). • analysis of the impacts due to the operation of the proposed development, including:
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	<ul style="list-style-type: none"> ○ proposed modal split for all users of the development including vehicle, pedestrian, bicycle riders, public transport and other sustainable travel modes. ○ a clear explanation and justification of the: <ul style="list-style-type: none"> ▪ assumed growth rate applied. ▪ volume and distribution of proposed trips to be generated. ▪ type and frequency of vehicles accessing the site. ○ adequacy of the existing / proposed pedestrian infrastructure to enable convenient and safe access to and from the site for all users. <p><u>Relevant Policies and Guidelines:</u></p> <ul style="list-style-type: none"> • Guide to Traffic Generating Developments (Roads and Maritime Services, 2002). • EIS Guidelines - Road and Related Facilities (Department of Urban Affairs and Planning (DUAP), 1996). • Cycling Aspects of Austroads Guides. • NSW Planning Guidelines for Walking and Cycling (Department of Infrastructure, Planning and Natural Resources (DIPNR), 2004). • Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments (Austroads, 2020). • Australian Standard 2890.3 Parking facilities, Part 3: Bicycle parking (AS 2890.3). <p>6. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Address Ecologically Sustainable Development conditions imposed under SSD-8699. • Identify proposed measures to minimise consumption of resources, water (including water sensitive urban design) and energy. • Provide 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. <p><u>Relevant Policies and Guidelines:</u></p> <ul style="list-style-type: none"> • NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections. <p>7. Heritage</p> <p>Address Heritage conditions imposed under SSD-8699.</p> <p>8. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> • Demonstrate that the recommendations of the Aboriginal Cultural Heritage Assessment Report approved under SSD-8699 have been addressed in the proposed development. • Provide an Aboriginal Cultural Heritage Management Plan (ACMP) that has been prepared in consultation with the registered Aboriginal parties (RAPs). <p>9. Social Impacts</p> <ul style="list-style-type: none"> • Provide a Social Impact Assessment prepared in accordance with the draft Social Impact Assessment Guideline 2020.
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Relevant Policies and Guidelines:

- Draft Social Impact Assessment Guideline 2020 (Department of Planning, Industry and Environment)

10. Noise and Vibration

- Provide a noise and vibration impact assessment that:
 - addresses the conditions imposed under SSD-8699.
 - details the proposed construction hours and provide details of, and justification for, instances where it is expected that works would be carried out outside standard construction hours.
 - outlines measures to minimise and mitigate the potential noise impacts on nearby sensitive receivers.
 - considers sources of external noise intrusion in proximity to the site (including, road rail and aviation operations) and identifies building performance requirements for the proposed development to achieve appropriate internal amenity standards.
 - demonstrates that the assessment has been prepared in accordance with policies and guidelines relevant to the context of the site and the nature of the proposed development.

Relevant Policies and Guidelines:

- NSW Noise Policy for Industry 2017 (NSW Environment Protection Authority (EPA).
- Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009).
- Assessing Vibration: A Technical Guideline 2006 (Department of Environment and Conservation, 2006).

11. Biodiversity

- Provide a Biodiversity Development Assessment Report (BDAR), that assesses the biodiversity impacts of the proposed development in accordance with the requirements of the Biodiversity Conservation Act 2016, Biodiversity Conservation Regulation 2017 and Biodiversity Assessment Method, except where a BDAR waiver has been issued in relation to the development or the development is located on biodiversity certified land.
- Where a BDAR is not required, because a BDAR waiver has been issued, in relation to the development, provide:
 - a copy of the BDAR waiver and demonstrate that the proposed development is consistent with that covered in BDAR waiver.
 - an assessment of flora and fauna impacts where significant vegetation or flora and fauna values would be affected by the proposed development.

Note: Further guidance is provided in the Biodiversity and Conservation Division Standard Environmental Assessment Requirements attached to the SEARs.

12. Contributions

- Identify:
 - any Section 7.11/7.12 Contribution Plans, Voluntary Planning Agreements or Special Infrastructure Contribution Plans that affect land to which the application relates or the proposed development type.
 - any contributions applicable to the proposed development under the identified plans and/or agreements. Justification is to be provided where it

	<p>is considered that the proposed development is exempt from making a contribution.</p> <ul style="list-style-type: none"> ○ any actions required by a Voluntary Planning Agreement or draft Voluntary Planning Agreement affecting the site or amendments required to a Voluntary Planning Agreement affected by the proposed development. <p>13. Staging</p> <ul style="list-style-type: none"> • Assess impacts of staging where it is proposed and detail how construction works, and operations would be managed to ensure public safety and amenity on and surrounding the site. <p>14. Utilities</p> <ul style="list-style-type: none"> • In consultation with relevant service providers: <ul style="list-style-type: none"> ○ assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. ○ identify any infrastructure upgrades required off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. ○ provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development. <p>15. Stormwater Drainage</p> <ul style="list-style-type: none"> • Provide: <ul style="list-style-type: none"> ○ a preliminary stormwater management plan for the development that: <ul style="list-style-type: none"> ▪ addresses the conditions imposed under SSD-8699. ▪ is prepared by a suitably qualified person in consultation with Council and any other relevant drainage authority. ▪ details the proposed drainage design for the site including on-site detention facilities, water quality measures and the nominated discharge point. ▪ demonstrates compliance with Council or other drainage authority requirements. ○ stormwater plans detailing the proposed methods of drainage without impacting on the downstream properties. • Where drainage infrastructure works are required that would be handed over to Council, provide full hydraulic details and detailed plans and specifications of proposed works that have been prepared in consultation with Council and comply with Council's relevant standards. <p>16. Flooding</p> <ul style="list-style-type: none"> • Identify any flood risk on-site in consultation with Council and having regard to the most recent flood studies for the development area and the potential effects of climate change, sea level rise and an increase in rainfall intensity. • Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions to mitigate flood risk where required. <p><u>Relevant Policies and Guidelines:</u></p> <ul style="list-style-type: none"> • NSW Floodplain Development Manual (DIPNR, 2005).
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17. Soil and Water

- Provide:
 - an assessment of potential impacts on surface and groundwater (quality and quantity), soil, related infrastructure and watercourse(s) where relevant.
 - details of measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.
 - an assessment of salinity and acid sulphate soil impacts, including a Salinity Management Plan and/or Acid Sulphate Soils Management Plan, where relevant.

Relevant Policies and Guidelines:

- Managing Urban Stormwater - Soils and Construction Volume 1 (Landcom, 2004).
- Acid Sulfate Soil Manual, (NSW Acid Sulfate Soil Management Advisory Committee, 1998).
- Acid Sulfate Soils Assessment Guidelines (DoP, 2008).
- 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).

18. Waste

- Identify, quantify and classify the likely waste streams to be generated during construction and operation.
- Provide 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.
- Provide a hazardous materials survey of existing aboveground buildings that are proposed to be demolished or altered.

Relevant Policies and Guidelines:

- Waste Classification Guidelines (EPA, 2014).

19. Contamination

Address contamination conditions imposed under SSD-8699.

Relevant Policies and Guidelines:

- Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP, 1998).
- Sampling Design Guidelines (EPA, 1995).
- Consultants Reporting on Contaminated land – Contaminated Land Guidelines (EPA, 2020).
- National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, as amended 2013).

20. Hazards and Risk

- Provide:
 - a preliminary risk screening regarding all dangerous goods and hazardous materials associated with the development.

	<ul style="list-style-type: none"> o a Preliminary Hazard Analysis, if required where the development includes handling or storage of dangerous or hazardous materials. <p>21. Bush fire</p> <p>Provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection (NSW RFS, 2019).</p>
Plans and Documents	<p>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. Any plans and diagrams included in the EIS must include key dimensions, RLs, scale bar and north point.</p> <p>In addition to the plans and documents required in the General Requirements and Key Issues sections above, the EIS must include the following:</p> <ul style="list-style-type: none"> • Section 10.7(2) and (5) Planning Certificates (previously Section 149(2) and (5) Planning Certificate). • Design report to demonstrate how design quality would be achieved in accordance with the above Key Issues including: <ul style="list-style-type: none"> o architectural design statement. o diagrams, structure plan, illustrations and drawings to clarify the design intent of the proposal. o detailed site and context analysis. o analysis of options considered to justify the proposed site planning and design approach. o summary of feedback provided by GANSW and NSW State Design Review Panel (SDRP) and responses to this advice. o summary report of consultation with the community and response to any feedback provided. • Geotechnical and Structural Report. • Accessibility Report, including addressing how the proposal would satisfy clause 26 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. • Erosion and Sediment Control Plan.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, relevant special interest groups, including local Aboriginal land councils and registered Aboriginal stakeholders and affected landowners. In particular, you must consult with:</p> <ul style="list-style-type: none"> • the relevant Council. • Government Architect NSW (through the NSW SDRP process). • Transport for NSW. <p>Consultation should commence as soon as practicable to inform the scope of investigation and progression of the proposed development.</p> <p>The EIS must describe and include evidence of 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.</p>

	Targeted consultation in accordance with the draft Social Impact Assessment Guideline 2020 (Department of Planning, Industry and Environment) must also occur where there is a requirement to prepare and submit a Social Impact Assessment.
Further consultation after two 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. If any other significant issues are identified in the risk assessment, that are not identified in this SEARs, the Planning Secretary must be consulted in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must consider, but not be limited to, relevant guidelines, policies, and plans as identified.