

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 6980
Proposal Name	Brookvale Community Health Centre
Location	612, 620 and 624 Pittwater Road, Brookvale
Applicant	Health Administration Corporation
Date of Issue	16 April 2015
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>.</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>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity; and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context – including: Address the statutory provisions applying to the concept proposal contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No.55 – Remediation of Land; and • Warringah Local Environmental Plan 2011. <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.</p>

2. Policies

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

- NSW 2021;
- Rebuilding NSW – State Infrastructure Strategy 2014
- A Plan for Growing Sydney;
- NSW Long Term Transport Master Plan 2012;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013; and
- Healthy Urban Development Checklist, NSW Health.

3. Built Form and Urban Design

- Address the height, density, bulk and scale, and setbacks of the proposal in relation to the locality and the surrounding development, topography and streetscape.
- Address design quality, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours and Crime Prevention Through Environmental Design Principles.
- Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.

4. Environmental Amenity

Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing, lighting impacts and wind impacts. A high level of environmental amenity for any immediately adjacent residential land uses must be demonstrated.

5. Transport and Accessibility

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

- existing daily and peak hour vehicle movements, public transport services and parking arrangements on the road network located adjacent to the proposed development;
- existing and proposed pedestrian and cycle movements within the vicinity of the site as well as the provision of bicycle parking and end of trip facilities (showers, change rooms, lockers etc.);
- existing safety issues on the pedestrian, bicycle and road networks located adjacent to the site;
- estimated total daily and peak hour trips generated by the proposal and commuter parking area, including vehicle, public transport, pedestrian and cycle trips;
- the adequacy of public transport to meet the likely future demand of the proposed development;
- measures to promote travel choices that support the achievement of State targets, such as a location-specific sustainable travel plan;
- daily and peak vehicle movements impact on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for upgrading or road improvement works (if required);
- assessment of safety of proposed access arrangements;
- proposed access arrangements during construction and operation;
- measures to improve pedestrian, cyclist and vehicle safety and to mitigate any traffic impacts identified on road, public transport, pedestrian and cycle networks;
- proposed car parking provisions for staff, visitors and commuters, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards;

- assessment of emergency vehicle access;
- assessment of any impact of the proposal on the existing bus lanes, bus stops and bus facilities on Pittwater Road;
- demonstrate how the proposal would be integrated with the proposed bus interchange on Pittwater Road;
- assessment of any impact of the proposal on the operation of the Brookvale Bus Depot located to the north of the site;
- parking management measures to provide designated parking areas for users of the health facility and commuters and to prevent these parking areas being used by others;
- service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); and
- traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact.

→ *Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Developments (Roads and Maritime Services)*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
- *NSW Planning Guidelines for Walking and Cycling*
- *Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development*

6. 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 and ongoing operation phases of the development.
- Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.
- Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.

7. Biodiversity

- Biodiversity impacts related to the proposed development are to be assessed and documented in accordance with the Framework for Biodiversity Assessment (FBA)(OEH 2014), unless otherwise agreed by OEH, by a person accredited in accordance with s142B(1)(c) of the *Threatened Species Conservation Act 1995*.

Note: In accordance with s5.1.1.3 of the FBA, areas that are not native vegetation do not require further assessment in the FBA except where it is assessed as habitat for threatened species according to Section 6.4.

- The EIS shall include:
 - Methods and results of targeted survey techniques for roosting Eastern Bentwing-bats within the dilapidated house and sheds located on Lot 1 DP 500541. Targeted surveys must be performed by a qualified Ecologist familiar with the species and carried out at an appropriate time of the year.
 - An assessment of potential direct and indirect impacts on the Eastern Bentwing-bat by the proposed development; and
 - Measures proposed to avoid, minimise and manage any identified direct and indirect impacts.

8. Heritage

The EIS shall include a statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation

	<p>areas and/or potentially archaeologically significant areas in accordance with the guidelines in the NSW Heritage Manual.</p> <p>9. Aboriginal Heritage Where relevant, the EIS shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.</p> <p>10. Noise and Vibration Identify and provide a quantitative assessment of the main noise and vibration generating sources during construction and operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land. → <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy (EPA)</i> • <i>Interim Construction Noise Guideline (DECC)</i> • <i>Assessing Vibration: A Technical Guideline 2006</i> <p>11. Contamination Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> <p>12. Utilities</p> <ul style="list-style-type: none"> • Preparation of an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure. • Preparation of 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>13. Contributions Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>14. Drainage Detail drainage associated with the proposal, including stormwater and drainage infrastructure.</p> <p>15. Flooding Assess any potential flooding impacts associated with the development and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and increase in rainfall intensity.</p> <p>16. 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.</p>
Plans and Documents	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. Provide these as part of the EIS rather than as separate documents.

	<p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Architectural drawings (dimensioned and including RLs); • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries; • Site Analysis Plan; • Stormwater Concept Plan; • Sediment and Erosion Control Plan; • Shadow Diagrams; • View Analysis / Photomontages; • Landscape Plan (identifying any trees to be removed and trees to be retained or transplanted); • Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan; • Geotechnical and Structural Report; • Arborist Report; • Acid Sulphate Soils Management Plan (if required); and • Schedule of materials and finishes.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Warringah Council; • Transport for NSW; and • Roads and Maritime Services. <p>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</p>
Further consultation after 2 years	<p>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 Secretary in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p>