

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 7387
Proposal Name	Staged development application for a concept proposal for the Camden Medical Campus Precinct
Location	The Hermitage Way, Gledswood Hills (Lot 8000 DP1209013)
Applicant	Gregory Hills Corporate Park Pty Ltd
Date of Issue	10 December 2015
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 of the <i>Environmental Planning and Assessment Regulation 2000</i> (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>Where relevant, the assessment of 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 the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); and • measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must also 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 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	<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; • State Environmental Planning Policy (Sydney Region Growth Centres) 2006; and • Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2-1997).

	<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> <p>2. Policies Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW State Priorities; • A Plan for Growing Sydney; • Turner Road Development Control Plan 2007; • Camden Development Control Plan 2011; • NSW Long Term Transport Master Plan 2012; • Sydney's Cycling Future 2013; • Sydney's Walking Future 2013; and • Healthy Urban Development Checklist, NSW Health. <p>3. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Provide a building envelope study to provide justification for the proposed built forms. • Establish appropriate design guidelines and development parameters within the context of the locality and adjoining land, including but not limited to: <ul style="list-style-type: none"> ○ site layout; ○ gross floor area; ○ building footprints; ○ height and massing/building envelopes; ○ site access; ○ interface with the riparian zone; and ○ landscaping and tree planting. <p>4. Environmental Amenity Provide information detailing the provision of solar access and any overshadowing impacts, acoustic impacts, privacy impacts, view loss and wind impacts. A high level of environmental amenity must be demonstrated.</p> <p>5. Staging Provide details regarding the staging of the proposed development.</p> <p>6. Transport and Accessibility Preparation of a Traffic and Transport Impact Assessment, which details, but is not limited to the following:</p> <ul style="list-style-type: none"> • existing traffic and parking conditions, including daily and various peak period vehicle, public transport, pedestrian and bicycle movements and performance of the existing road network and intersections, including: <ul style="list-style-type: none"> ○ Camden Valley Way/Gregory Hills Drive/Oran Park Drive; ○ Camden Valley Way/Rodeo Drive; ○ Gregory Hills Drive/Central Hills Drive; and ○ Gregory Hills Drive/Donovan Boulevard; • estimate daily and various peak vehicle, public transport, pedestrian and bicycle movements likely to be generated by the proposed development and at various stages of development; • the traffic impacts of the proposed development on general traffic, public transport, pedestrian and bicycle movements; • any measures (including staging) required to mitigate impacts on intersections and the transport networks, having regard to local planning
--	--

	<p>controls;</p> <ul style="list-style-type: none"> • the access arrangements, including for vehicles, service vehicles, emergency vehicles, public transport, pedestrians and bicycles along the surrounding road network and within the site; • the pedestrian and cycle connections/circulation and required upgrades within the precinct and connections to the external networks and to public transport facilities to meet the likely future demand and maintain road safety; • the public transport infrastructure and services and required upgrades to meet the future demand; • the visitor and staff car parking spaces, pick-up/drop-off areas and bicycle parking spaces and compliance with the relevant parking codes; and • measures to promote travel choices that support sustainable travel, such as end-of-trip facilities, green travel plans and way finding strategies. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (RMS)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>NSW Planning Guidelines for Walking and Cycling</i> • <i>Cycling Aspects of Austroads Guides</i> • <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> <p>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 and ongoing operation phases of the development.</p> <p>8. Noise and Vibration Identify the main noise and vibration generating sources and outline measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy (EPA)</i> • <i>Assessing Vibration: A Technical Guideline 2006</i> <p>9. Contamination Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p>→ <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>10. 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>11. Bushfire Address bushfire hazard and prepare a report that addresses the requirements for Special Fire Protection Purpose Development as detailed in Planning for Bush Fire Protection 2006 guidelines.</p>
--	--

	<p>12. Water Sources</p> <ul style="list-style-type: none"> Assess impacts on watercourses and riparian land and identify mitigation measures to manage any impacts. Assess impacts on groundwater, including groundwater quality, quantity and connectivity. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <i>NSW Guidelines for Controlled Activities on Waterfront Land (DPI, 2012)</i> <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 flood risk on site and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of extreme flood, climate change, sea level rise and an increase in rainfall intensity.</p>
Plans and Documents	<p>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> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> Architectural drawings (concept); Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings Site analysis plan; Pedestrian and vehicle circulation plan; Shadow diagrams (concept); View analysis/photomontage (concept);and Landscape plan (concept).
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"> Camden Council; Transport for NSW; and AGL. <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 2 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>