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URBIS

SCOPING REPORT

10 Missenden Road, Camperdown

Prepared for
ISPT
28 January 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Project Code	P0053584
Report Number	Final



Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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1. INTRODUCTION

This Scoping Report has been prepared by Urbis Pty on behalf of ISPT (**the Applicant**). This Scoping Report constitutes a request for Project-Specific Secretary's Environmental Assessment Requirements (**SEARs**) for the proposed health services facility at 10 Missenden Road, Camperdown (the site).

The request relates to the proposed concept development application of a private hospital, positioned on a 5,915m² site between Royal Prince Alfred Hospital and the University of Sydney. As the proposal is for *hospitals, medicals and health research facilities* and has an estimated development cost (**EDC**) of more than \$30 million, the proposed development is State Significant Development (**SSD**) pursuant to Section 14 of Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*.

The development comprises a 10-storey building with approximately 35,000m² GFA, which includes a private hospital and ancillary uses, such as:

- Radiology and imaging
- Pathology
- Clinical suites
- Research / technology
- Education
- Retail food & beverage
- Pharmacy

The hospital and ancillary uses will be serviced by a basement car park for approximately 330 vehicles.

The purpose of this report is to:

- Describe the project in simple terms,
- Analyse the feasible alternatives considered and identify the alternatives that will be investigated further in the EIS,
- Indicate early community views on the project and identify what engagement will be carried out during the preparation of the EIS, and
- Identify the key matters requiring further assessment in the EIS and the proposed approach to assessing each of these matters.

1.1. APPLICANT DETAILS

The applicant details for the proposed development are listed in the following table.

Table 1 Applicant Details

Proponent	ISPT
Postal Address	Level 5/24 York Street, Sydney NSW 2000
ACN	064 041 283
Nominated Contact	Lachlan Adams
Contact Details	E: ladams@ispt.com.au P: 0401 711 353

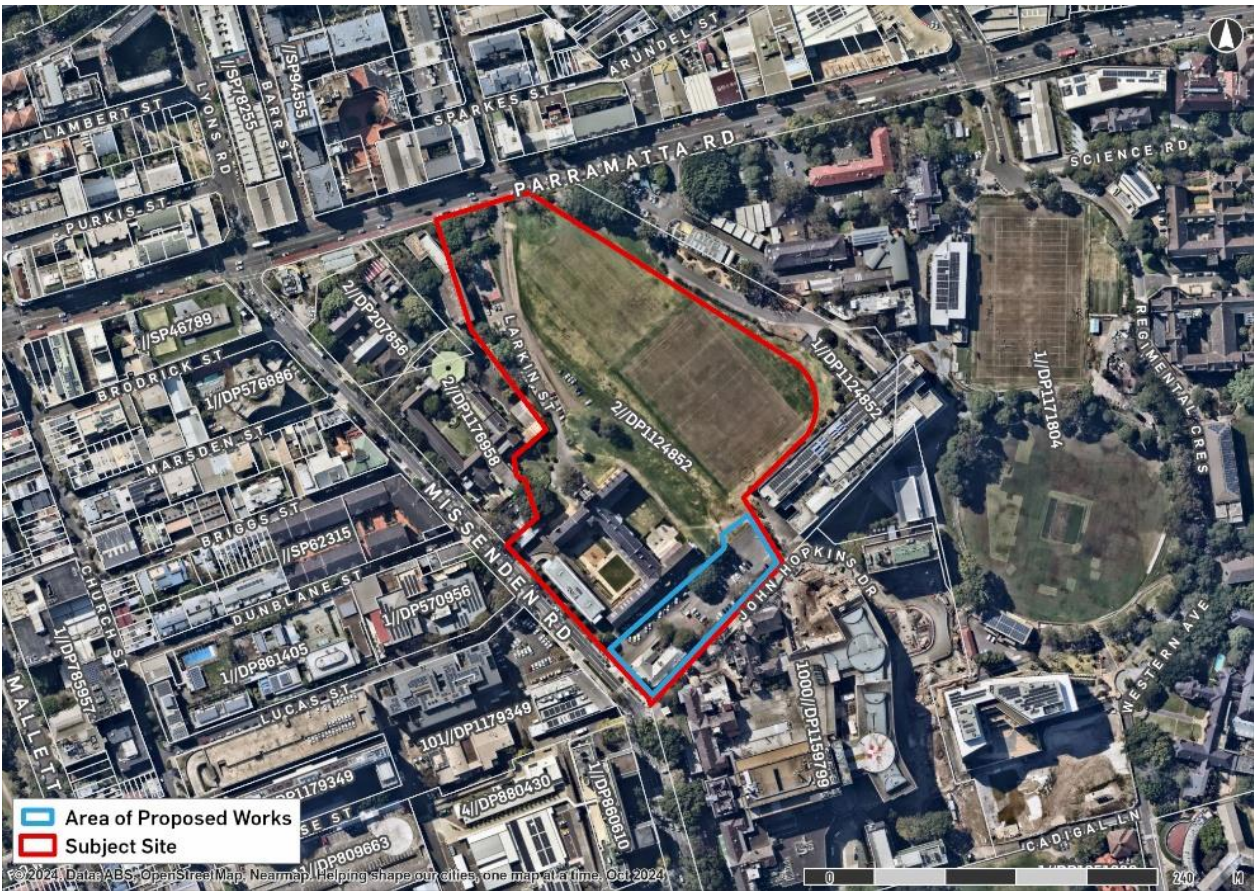
1.2. PROJECT OVERVIEW

Table 2 Site and Project Overview

Matter	Description
The Site	
Country	Gadigal People of the Eora Nation
Street Address	10 Missenden Road, Camperdown NSW 2050
Legal Description	Lot 2 in DP 1124852
Site Focus	Southwest portion of lot, corner adjoining Missenden Road and John Hopkins Drive. Refer to Figure 1 .
LGA	City of Sydney
Existing development	At-grade car park and a row of single-storey buildings which are partially vacant. Current tenants include a post office and 7-11 convenience store.
The Project	
Project Description	Private hospital with associated ancillary uses.

A map of the site in its regional setting is provided at **Figure 1**.

Figure 1 Aerial Photo



Source: Urbis 2024

2. PROJECT BACKGROUND

2.1. PROJECT HISTORY

SEARS (SSD-49645977)

On 18 November 2022, SEARS were issued for a concept proposal for a new private hospital building, carparking and landscaping works on the site (reference: SSD-49645977). The SEARS have an expiration date of two years from the date of issue (or when last modified). The SEARS have not since been modified and consequentially expired on **18 November 2024**. As such, this letters requests that new SEARs be issued for the site and proposed concept development.

State Design Review Panels

The concept proposal was the subject of three State Design Review Panels (**SDRPs**). These occurred on:

- SDRP 1: December 2022
- SDRP 2: March 2023
- SDRP 3: April 2023

These SDRP sessions focused on providing feedback relating to the overall building envelope, the sites context and in particular the heritage sensitivity, relationship to the public domain and site landscaping.

The project is scheduled for a fourth SDRP session on 12 February 2025.

PROJECT PARTNERSHIP

In preparing the original SEARs and in developing the concept envelope for the site, St Johns College (SJC) was the primary applicant.

An EOI process was completed in 2024 after which ISPT secured the development rights and a 99 year building lease with the college. ISPT is responsible for securing development approval for the private hospital and will be the applicant for the amended SEARs and future SSDA. The college will remain the landowner, with landowners consent required at the relevant time.

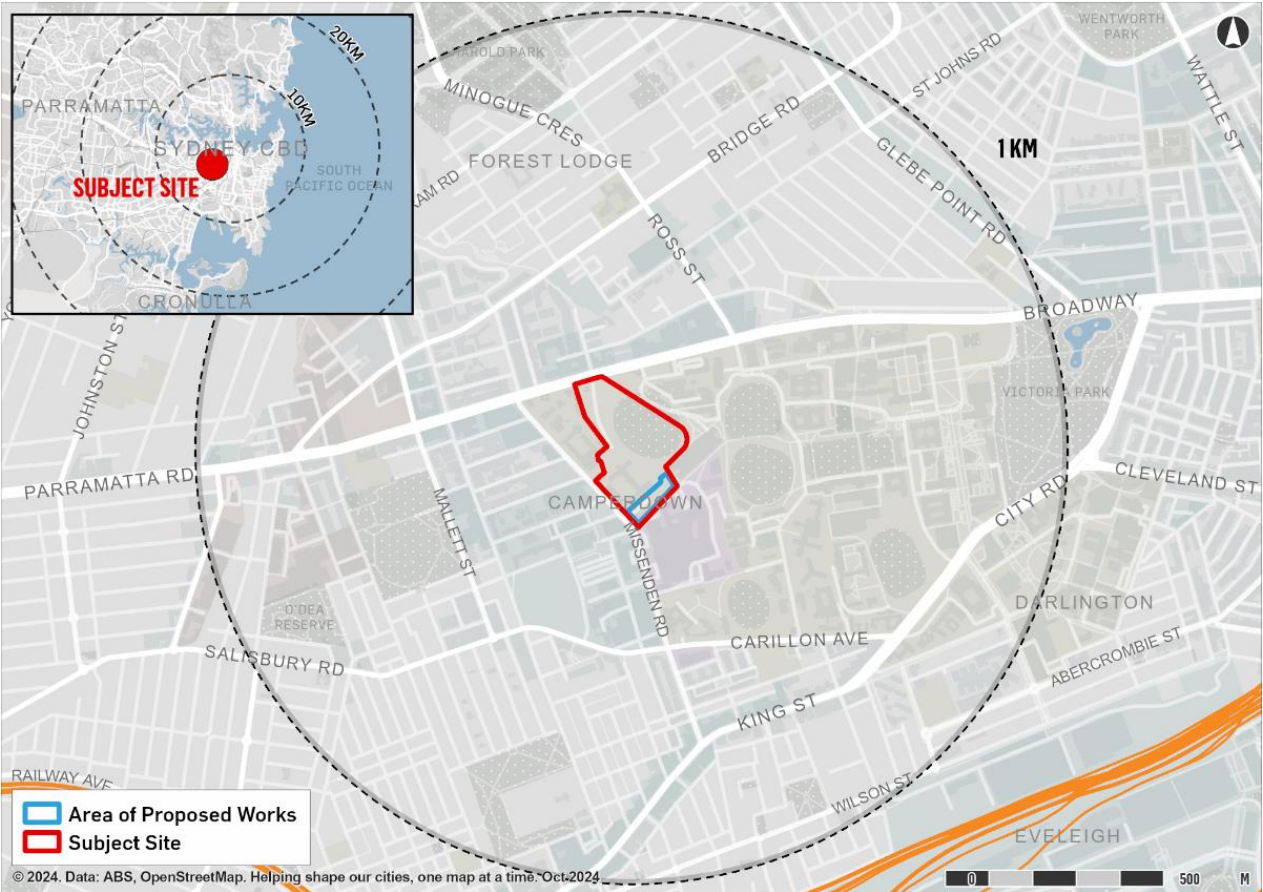
ISPT will liaise with SJC as one of the primary stakeholders for the application.

3. STRATEGIC CONTEXT

3.1. KEY FEATURES OF SITE AND SURROUNDS

A map demonstrating the regional context to the site is found in **Figure 2**.

Figure 2 Regional Context



Source: Urbis 2024

The key features of the site which have the potential to impact or be impacted by the proposed development are summarised in the table below.

Table 3 Key Features of Site and Locality

Descriptor	Site Detail
Land Configuration	The site is an irregular shaped allotment with an area of approximately 4.79ha. The development site is approximately 5,915m². The prevailing topography is characterised by a moderate slop from Missenden Road to the east along John Hopkins Drive.
Surrounding Land Use	The site is located within the Camperdown Health, Education and Research Precinct (CHERP), which contains a mixture of healthcare services, medical research and education institutions. Surrounding land uses include the Royal Prince Alfred Hospital (RPAH), University of Sydney and ancillary student accommodation, and mixed-use residential buildings.
Site Access and road network	Vehicle access to the part of the site the where the works are proposes is current providing off Missenden Road, giving access to an at-grade

Descriptor	Site Detail
	car park. Pedestrian access to the specified portion of the site is from Missenden Road, John Hopkins Drive, and the oval to the north.
Heritage	St Johns College is identified under the <i>Sydney Local Environmental Plan 2012</i> as a local heritage item (no. 67). The site has been assessed as having low archaeological significance despite potential sensitive as a result of continued site disturbance under the St Johns College Conservation Management Plan 2020. The site also within the C5 “University of Sydney” State Heritage Conservation Area. The RPAH to the south of the site includes elements of State heritage item no. 68.

3.2. PROJECT JUSTIFICATION

The table below outlines how the proposed development would be consistent with the applicable and future strategic plans and strategies.

Table 4 Strategic Context

Plan	Detail
Draft Six Cities Discussion Paper	The Six Cities Discussion Paper identifies the need for an updated Region Plan to include the wider region of the lower Hunter and Illawarra region. Whilst this is not an in-force strategic document, and the final version is yet to be published, the proposed development is expected to align well with key region shapers identified. The proposal is consistent with region shaper 5 Powering local jobs and economies, including fostering globally significant innovation districts, one identified being Tech Central (see below). In addition, health and education-based jobs is one of the four categories of jobs highly prioritised within the discussion paper.
Greater Sydney Region Plan – A Metropolis of Three Cities	The Greater Sydney Region Plan (Regional Plan) is the overarching strategic plan that seeks to shape future development for the Sydney metropolitan area over the next 40 years. Under the Region Plan, the site is located within the Eastern Harbour City. The proposed development is consistent with the Region Plan as it seeks to enhance health and education land uses of the University of Sydney and Royal Prince Alfred Hospital. These are both key assets of the Innovation and Eastern Economic Corridors identified under the Plan.
Eastern City District Plan	The Eastern District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan. The proposed hospital and life sciences development will support the continuing growth of the Camperdown-Ultimo Health and Education Precinct by fostering growth in international competitive economic sectors and precincts. Specifically, the proposal is consistent with Planning Priority E8 Growing and investing in health and education precincts and the Innovation Corridor.
City Plan 2036: Local Strategic Planning Statement	The City Plan 2036: Local Strategic Planning Statement (LSPS) is a 20-year plan and land use vision that seeks to appropriately develop jobs, homes, and infrastructure in conjunction with the identified priorities of the City of Sydney community. Priority P2 identifies development of innovative and diverse business clusters, such as the proposed development of life sciences and hospital uses. The proposal is consistent with the LSPS more broadly as it would

Plan	Detail
	deliver quality healthcare infrastructure, growing the life sciences sector, and fostering innovation and employment.
Tech Central and the Camperdown Node	The RPAH and USYD Camperdown campus form part of Tech Central located within the Camperdown Node. The proposed development will facilitate life sciences research and uses, consistent with the intent of the Camperdown Node.
Camperdown-Ultimo Place Strategy	The Camperdown-Ultimo Collaboration Area Place Strategy envisages an internationally competitive health, education, research and innovation area between Haymarket and Camperdown. The 2036 Vision Statement for the Camperdown-Ultimo Collaboration Area establishes the goal to deliver: ▪ High growth sectors, new jobs and new investment. ▪ Economic and social contribution to NSW. ▪ Major contribution to research, discovery and innovation. ▪ Excellence in research and industry collaboration. ▪ Outstanding architecture, streetscapes and built environment.

4. PROJECT

This section outlines the key features of the proposed development, including the project area, the conceptual physical layout and design, the main land use activities and the likely timing for delivery of the project.

4.1. PROPOSED DEVELOPMENT

Key elements of the proposal are outlined in the table below.

Table 5 Proposed development

Key Element	Proposal
Private Hospital	- Health Services Facility, being a private hospital for approximately 150 beds with ancillary uses, such as: - Radiology - Pathology - Clinical suites - Research / technology - Education - Retail food and beverage - Pharmacy
Landscaping	Site landscaping, including deep soil zones along the northern and southern boundaries of the site and street tree planting along Missenden Road and John Hopkins Drive.
Car park	- Approx 3-4 levels of basement parking for 330 vehicles - Indicative vehicle access off Missenden Road
Building height	The building has a 3 storey podium with 5-8 storeys above, plus plant
GFA	An indicative GFA of 35,000m² split across the various uses

Figure 3 Proposed Development



Source: Architectus

5. STATUTORY CONTEXT

This section of the report provides an overview of the key statutory requirements relevant to the site and the project, including:

- *Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act 1999*
- *NSW Biodiversity Conservation Act 2016;*
- *Environmental Planning and Assessment Act 1979 (EP&A Act);*
- *Environmental Planning Assessment Regulation 2021 (the Regulations);*
- *Heritage Act 1979 (Heritage Act);*
- *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP);*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP);*
- *State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP);*
- *State Environmental Planning Policy (Industry and Employment) 2021 (I&E SEPP);*
- *State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021 (EHC SEPP)*
- *Sydney Local Environmental Plan 2012*
- *Sydney Development Control Plan 2012*

The following table categorise and summarises the relevant requirements in accordance with the DPHI guidelines. Each of these matters will be addressed in further detail within the future EIS.

5.1. STATUTORY REQUIREMENTS

The following table categorises and summarises the relevant requirements in accordance with the DPIE *State Significant Development Guidelines*.

Table 6 Identification of Statutory Requirements for the Project

Statutory Relevance	Action
Power to grant approval	Section 14 of Schedule 1 of the Planning Systems SEPP sets out that development which has an estimated development cost of more than \$30 million is SSD for the purposes of <i>hospitals, medical centres and health research facilities</i>. The proposed development is appropriately classified as SSD. Therefore, the State is the relevant consent authority. The Independent Planning Commission is the consent authority if the proposal receives more than 50 unique public objections or is objected to by the Council.
Permissibility	The site is zoned SP2 Infrastructure (educational Establishment) in accordance with the SLEP 2012. Development for the purpose of <i>health services facilities</i> may be carried out with consent on land zoned SP2 Infrastructure under the <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>. Therefore, the proposed development is permissible within the existing zoning.
Other approvals (General)	Approvals under the following Acts are applicable to the proposed development. ▪ <i>NSW Heritage Act 1977</i> ▪ <i>NSW Roads Act 1993</i>

Statutory Relevance	Action
	▪ <i>Biodiversity Conservation Act 2016</i> A waiver to the Biodiversity Development Assessment Report was obtained under SSD-49645977. As the building footprint and proposed impact remains unchanged, a new waiver will be sought to reflect the new SEARs. The following Acts were considered but by virtue of the application being SSD and the nature of the proposal, no further approval is required under the following: <i>NSW National Parks & Wildlife Act 1974;</i> <i>NSW Water Management Act 2000;</i> <i>NSW Rural Fire Service Act 1997;</i> and <i>NSW Protection of the Environment Operations Act 1997.</i>

5.2. PRE-CONDITIONS

Table 7 below outlines the pre-conditions to exercising the power to grant approval which are relevant to the project.

Table 7 Pre-Conditions

Pre-conditions to Granting Consent	Comment
Section 4.24 of the EP& A Act – Concept Development Consent	Determination of any further development application in respect of the site cannot be inconsistent with the consent for the concept proposal for the development of the site. The SEARs has been prepared in support of a future concept proposal.
Section 66 of the EP&A Regulations – Contributions plans for certain a	Under s66 a development must not be determined by the consent authority unless a contributions plan has been approved for the land. Future development will be subject to the relevant development contribution plan for the City of Sydney and the required Housing and Productivity Contribution.
State Environmental Planning Policy (Resilience and Hazards) 2021	A consent authority must be satisfied that the land is suitable in its contaminated state - or will be suitable, after remediation - for the purpose for which the development is proposed to be carried out.
State Environmental Planning Policy (Sustainable Buildings) 2022	Chapter 3 applies to the proposed development. Under section 3.4, the consent authority must consider whether the development will minimise the use of on-site fossil fuels as part of the goal of achieving net zero emissions.

5.3. MANDATORY CONSIDERATIONS

Table 8 below outlines the relevant pre-conditions to exercising the power to grant approval and the section where these matters are addressed within the EIS.

Table 8 Mandatory Considerations

Statutory Reference	Mandatory Consideration
Consideration under the EP&A Act and Regulations	
Section 1.3	The relevant objects of the EP&A Act will be addressed in the EIS
Section 4.15 (1)(a)(i) Relevant environmental planning instrument	All relevant EPs will be addressed in the EIS, these include; ▪ SEPP or Sydney LEP 2012

Statutory Reference	Mandatory Consideration
	▪ Resilience & Hazards SEPP 2021 – Hazardous and Offensive Development ▪ Resilience & Hazards SEPP 2021 – Remediation of Land ▪ Planning Systems SEPP ▪ Transport & Infrastructure SEPP ▪ Industry & Employment SEPP ▪ Sustainable Buildings SEPP
Section 4.15 (1)(a)(iii) Relevant development control plan	Sydney Development Control Plan 2012 (DCP) will be considered in the EIS.
Section 4.15 (1)(a)(iiia) any planning agreement or draft planning agreement	N/A
Section 4.15 (1)(a)(iv) relevant matters prescribed by the Regulations.	The following relevant matters are applicable and will be addressed in the EIS. ➤ <i>CI 61 – Additional matters that consent authority must consider</i> ➤ <i>CI 62 - Consideration of fire safety</i> ➤ <i>CI 63 – Considerations for the erection of temporary structures</i>
Section 4.15(1)(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	The likely impacts of the development have been identified in Section 7 of this scoping report including those matters requiring further assessment in the EIS.
Section 4.15(1)(c) The suitability of the site for the development	An assessment of the suitability of the site will be undertaken within the EIS including whether the proposal fits within the locality and whether the site attributes are conducive to the proposed development. It is noted that the site is located within the Camperdown health, education, and research precinct, being one of the largest and most comprehensive health and education precincts in Greater Sydney. It is a diverse and emerging precinct, with the site ideally situated between St Johns College and the RPA, significantly contributing to the precinct and NSW's health, economic and social outcomes. The site is currently used as a temporary car park, with the proposal transforming the site into a use that supports not only the growth of the precinct but provides private hospital beds that meet the current shortfall within the local health district.
Section 4.15(1)(d) Any submissions made in accordance with the Act or regulations	Early engagement will be undertaken with the community and agencies to ensure that the views are appropriately considered and detailed in the EIS. A detailed response to any submissions will be provided following lodgement and public exhibition of the EIS. The team has commenced early engagement with Heritage NSW to help inform the current vision and design direction. This included a site inspection. The Team has also arranged a meeting with Transport for NSW which will take place late January 2025.
Section 4.15(1)(2) The Public Interest	The public interest of the project will be fully detailed and addressed within the EIS. Given the alignment of the project with Federal, State and local strategic policy it is considered that the project is in the public interest.
Section 4.24	Sets out the provisions for concept approval which will need to be considered for the concept component of the SSDA and any subsequent DA.
Mandatory relevant considerations under EPIs	
<i>Sydney Local Environmental Plan 2012</i>	The <i>Sydney Local Environmental Plan 2012</i> is the principal environmental planning instrument that sets out land use zones and development controls for the site. The SLEP 2012 includes the following relevant considerations that will be fully addressed in the EIS.

Statutory Reference	Mandatory Consideration
	- Part 2 Land use permissibility and consistency with zone objectives. - Part 4 Principal Development Standards - Part 5 Miscellaneous provisions The project is generally consistent with the provisions within the SLEP 2012.
State Environmental Planning Policy (Resilience and Hazards) 2021	Section 4.6 – Contamination and remediation to be considered in determining development application. A preliminary site investigation will be submitted as part of the SSDA.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Section 2.122 – Traffic-generating development. Section 2.119 – Development with frontage to a classified road.
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Chapter 2 – Vegetation in non-rural areas will be considered within the SSDA.
State Environmental Planning Policy (Industry and Employment) 2021 (I&E SEPP)	All signage will be required to consider the Schedule 5 criteria under the Industry & Employment SEPP. Signage details will be included in the SSDA.
Considerations under other legislation	
Biodiversity Conservation Act 2016 Part 7 and Part 8 (2) (BCA)	A waiver to the Biodiversity Development Assessment Report was obtained under SSD-49645977 due to the nature of the site. A new waiver will be requested to reflect the current SEARs request. Biodiversity matters are addressed in Section 7 of this report and will be addressed in detail within the EIS.
Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	Chapter 2 of the EPBC Act establishes controls for assessing and regulating the environmental impact of activities (including development) where a Matters of National Environmental Significance (MNES) may be affected. Under the EPBC Act, any action which has, will have, or is likely to have a significant impact on MNES is defined as a “controlled action” and requires approval from the relevant Commonwealth Minister. Assessment of significance is not required in accordance with the Significant Impact Guidelines 1.1 – Matters of National Environmental Significance published by the Commonwealth Department of Agriculture, Water and the Environment (DAWE).
Federal Airports Act 1996	An aviation safeguarding assessment will be prepared and submitted within the EIS. This assessment will consider Part 12 – Protection of airspace around airports including activities that result in intrusions into prescribed airspace and controlled activities that may require approval under section 182 of the Airports Act.
Water Management Act 2000	Section 91 of the Water Management Act regulates two kinds of activities, controlled activity approvals and aquifer interference approvals; Whilst a water use approval, a water management work approval or controlled activity approval other than an aquifer interference approval, which confers a right to carry out specified aquifer interference activities is not required for SSD. Nevertheless, guidelines for Controlled Activities on Waterfront Land; and NSW Aquifer Interference Policy, 2012 will be considered in the EIS and supporting documentation.
Rural Fires Act 1997	The site is not identified as bushfire prone land.
Roads Act 1993	Section 138 regulates works and structures in, on or over a public road including requirements for concurrence from TfNSW. The Guide for Traffic Generating Developments will be considered as part of the Transport Assessment for the project and assessed within the EIS.

Statutory Reference	Mandatory Consideration
Strategic Land Use Plans	
Strategic Plans	The relevant strategic land use plans will be considered within the EIS. See Section 3.2.
Development Control Plan	
Sydney Development Control Plan 2012	Clause 2.10(1) of the Planning Systems SEPP provides that the provisions of Development Control Plans do not apply to SSD. Clause 2.10(2) of the Planning Systems SEPP provides that a requirement of an EPI that a DCP be prepared before development can be granted to development does not apply to SSD. There is no requirement for assessment of the project against the Sydney DCP 2012. Nevertheless, consideration will be given to the Sydney DCP 2012 within the EIS. The requirement of Sydney LEP 2012 for a DCP to be prepared prior to consent being granted has no effect. However, as the site does not have mapped building envelope controls, approval for a Concept Envelope is being sought.

6. COMMUNITY ENGAGEMENT

The following sections of the report describe the engagement activities that have already been carried out for the project, and the engagement to be carried out during the preparation of the EIS.

6.1. ENGAGEMENT CARRIED OUT

As noted in **Section 2**, the former SEARs request was the subject of multiple State Design Review Panels.

A 4th SDRP is scheduled for the 12th February, 2025.

In addition to feedback obtained from the SDRP, the applicant has engaged with Heritage NSW, including an online briefing, followed by a site visit and the issue of preliminary feedback.

The applicant is also seeking to engage with the City of Sydney on the proposal.

All comments received through the preliminary engagement process have been reflected in the Scoping Report and Architectural Plans. Once the SEARs are received, the Applicant will proceed with the formal consultation process as part of preparing the EIS, as detailed in **Section 6.2** below.

6.2. FUTURE ENGAGEMENT TO BE CARRIED OUT BY THE APPLICANT

Further community and stakeholder consultation will be undertaken in the preparation and assessment of the EIS including:

- **Key Stakeholders:** it is proposed to consult with the following stakeholders during the preparation of the EIS:
 - City of Sydney Council.
 - Heritage New South Wales.
 - Transport for NSW.
 - Department of Planning, Housing, and Infrastructure.
 - University of Sydney.
 - St Johns College
 - Royal Prince Alfred Hospital.
 - Surrounding residents, businesses and local community groups. Adjoining landowners to the project site are limited due to the surrounding large landholdings.
- **Other Interested Stakeholders:** additional stakeholders may be identified during the preparation of the EIS.
- **Key Actions:** the following actions will be undertaken to keep the community informed regarding the project, obtain feedback from the community on the project and engaged with stakeholders on the detailed assessment of key matters:
 - A dedicated engagement strategy will be prepared following the issue of SEARs. A previous engagement strategy has been prepared in association with SSD 49645977 and will be refreshed as part of the new SSDA.
 - Additional consultation actions may be identified following further engagement with key stakeholders and DPHI.
 - The EIS and supporting documentation will be placed on public exhibition, providing stakeholders with an additional opportunity to review the Project, including the final development plans and the detailed specialist studies and assessment reports accompanying the final EIS.
- The proposed actions are consistent with the community participation objectives in the Undertaking Engagement Guidelines for State Significant Projects. An engagement consultant will be responsible for

monitoring, reviewing and adapting the effectiveness of the engagement strategy to encourage community participation in the Project.

An Engagement Outcomes Report will be provided with the EIS.

7. PRELIMINARY ASSESSMENT OF IMPACTS

This section identifies the key impacts which will be further investigated and assessed within the EIS, including the proposed approach to assessing each of these matters. It also identifies the matters addressed in the scoping phase that are unlikely to result in significant impacts and do not warrant further consideration in the EIS.

7.1. MATTERS REQUIRING FURTHER ASSESSMENT IN THE EIS

The following table outlines the relevant matters and impacts which will be addressed in detail within the EIS. It outlines the matters and impacts of particular concern to the community and other stakeholders.

Table 9 Matters requiring assessment in the EIS

Matter	Consideration
Design Excellence	Clause 6.21D of the Sydney LEP and the SEARs issued for the Project will require that the development exhibits design excellence. An assessment against the relevant matters for consideration will be undertaken in the Urban Design Report and EIS which will set out a design excellence strategy for the development of the site. Following this, a Design Excellence Competition will be undertaken in accordance with the Sydney LEP.
Connection with Country	All future development will consider the Connection to Country Framework prepared by the GANSW. The design has been informed by Country and will clearly demonstrate how the framework has been implemented and reflected in the design.
Urban Design and Landscaping	The SSDA will include an urban design and landscaping report, demonstrating that the proposal is of a high quality and landscape led design. The project aims to provide a high-quality landscaped outcome on the site that will maximise tree canopy along key frontages, to optimise shade and reduce urban heat island effects. The Urban Design will be informed by Country and will reflect and embed the recommendations of the appointed cultural advisor to address the Connection with Country framework.
Amenity	The SSDA will need to address key environmental amenity matters to ensure the project can provide a high-quality outcome with strong liveability attributes. Key technical studies to inform the EIS will (if required) include overshadowing diagrams; noise and vibration impact assessment, visual impact assessment; and public domain and landscape strategy.
Noise & Vibration	A Noise and Vibration Impact Assessment (NVIA) will accompany the assessment of noise and vibration matters in the Environmental Impact Statement (EIS), to satisfy the Environmental Protection Authority's (EPA's) Noise Policy for Industry, Interim Construction Noise Guideline and Road Noise Policy. Mitigation, management, and monitoring measures will be documented and implemented over the demolition, construction, and operation of the site.
Visual	Visual impact will be assessed in the EIS. As a part of this, impacts on viewpoints and vistas will be assessed as well as visual amenity assessment of landscaping, design and supporting works. The Visual Impact Assessment (VIA) will include an assessment at suitable intervals from construction (e.g. 0, 5, 10 years) to demonstrate the appearance of the development prior to and following the establishment of landscaping. The sites proposed use is suitable in terms of visual amenity.
Air Quality	Given the scale and extent of earthworks, an air quality analysis and assessment will be undertaken to ensure air quality throughout the demolition, construction, and operational phases of development. Strategies to manage likely impacts such as dust emissions and suppression during construction will be further explored in the EIS.
Access & Transport	A Traffic Impact Assessment (TIA) will be prepared to assess key traffic considerations in relation to the site and its development and will be documented and evaluated in the EIS. Existing and estimated future traffic conditions, parking, and access as well as the impact on surrounding road capacity and pedestrian/cycling routes are all key features to be analysed. The proposed concept design provides for an indicative access point off Missenden Road which is broadly consistent with the existing vehicular crossing and site access.

Matter	Consideration
Water and Flooding	Analysis of the sites water and stormwater conditions will be included in the civil infrastructure report and plans. A Soil and Water Management plan (SWMP) will be required alongside the completion of an Erosion and Sediment Control Plan and Stormwater Management Strategy (SMS). These will help inform further analysis of the surrounding catchment capacity on and around the site as well as any irrigation risks. The proposed area of works is currently subject to the 1% AEP flood extent along John Hopkins Drive and towards the Charles Perkins Centre where the topography is lowest. A Flood Impact Risk Assessment in accordance with the NSW Floodplain Development Manuel 2005 will be provided in the SSDA and analyse any further potential flood impacts on the site and surrounds.
Land Contamination	Previous preliminary and detailed site investigations identified contamination of soil and groundwater. These concluded that remediation is required in relation to asbestos and risk from occurrence of heavy metals in the soil. The detailed site investigation concluded that the remediation would make the site suitable for the proposed private hospital use. A Remediation Action Plan, Hazardous Buildings Material Survey, and a Salinity Investigation will be prepared as part of the SSDA.
Geotechnical	A Geotechnical Report will provide an assessment of the ground conditions of the site and any risks associated with ground stability or proposed excavation. The report will detail the findings from a desktop review of the site and borehole testing where necessary. The report will recommend appropriate temporary and permanent site support and retention measures if required. The Geotechnical Report will also assist to determine any required engineering and earthworks to achieve the proposed development outcome.
Waste	The proposed development is expected to generate waste during the demolition, construction, and operation phases. A Waste Management Plan (WMP) will be attained to determine the extent of management required and will be in accordance with waste regulatory frameworks and legislation.
Biodiversity	The area of works consists of several mature trees along Missenden Road, John Hopkins Drive and throughout the at-grade car park. These include grey gums, QLD box trees, and small leafed figs. Assessment in accordance with the Biodiversity Assessment Method is required to be undertaken in the EIS alongside the consideration of a Biodiversity Assessment Report (BDAR). As the existing vegetation on the site is limited, a BDAR waiver request will be submitted, consistent with the previous SEARs request (reference: 49645977).
Heritage	Consultation with Aboriginal Community representatives will be conducted and assessed in an Aboriginal Cultural Heritage Assessment Report (ACHAR) as part of the SSDA. In terms of European Heritage, the project heritage consultant has been providing input into the building envelope given the significant heritage buildings in the immediate vicinity of the site, including St Johns College and the RPAH. Heritage NSW have been and will continue to be consulted throughout the project. A Heritage Impact Assessment will be undertaken and submitted in support of the SSDA.
Building Code of Australia	A BCA report will be prepared for the development and will present the findings of an assessment of the proposed building against the Performance Requirements of the Deemed-to Satisfy provisions of the Building Code of Australia. The assessment will also identify whether the development will rely on an Alternate Solution based assessment.
Access	An access report will be prepared for the development to ensure that disabled access can be provided in accordance with <i>Disability Discrimination Act 1992</i>. The access report will demonstrate how access for all users is addressed through the development.
ESD	An Ecologically Sustainable Development (ESD) Report will be prepared to provide a sustainability assessment development. The ESD report will provide an assessment of the building design and demonstrate ways in which the development can achieve best practice and compliance with sustainability requirements.
Economic Impact Assessment	The economic impacts will be assessed and addressed in the EIS within an accompanying Economic Impact Assessment. The economic impact assessment will address the need for the proposed private hospital and associated ancillary uses. The EIA will assess the floorspace and its impacts by considering:

Matter	Consideration
	▪ Forecast growth in demand based on future population growth ▪ Supply and demand for hospital beds and life science facilities ▪ Benefits generated by job growth and supply of critical health infrastructure for the catchment area
Social Impact & CPTED	A Social Impact Assessment (SIA) will be prepared which assess the social consequences the project, namely the impacts on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these. The SIA will address the positive and negative impacts associated with the project, as well as the measures to mitigate these impacts. The SIA will be prepared in line with the NSW Guidelines for Social Impact Assessments. A CPTED Assessment will detail how a development has been designed to reduce opportunities for crime by embedding a variety of design and place management principles into the Design.
Community Engagement	An Engagement Outcomes Report will be provided as required by the SEARs. The Report will outline the engagement carried out to date, the outcomes of that engagement and how it has informed the proposal. The report will provide evidence of a transparent and collaborative engagement process. This document will be included in EIS as part of the SSDA. The document will also outline: ▪ Issues raised by surrounding landowners & stakeholders. ▪ Project response to issues ▪ Proposed future community and stakeholder engagement based on the results of consultation.

8. CONCLUSION

This Scoping Report outlines the preliminary information regarding the proposed concept development for a private hospital at 10 Missenden Road, Camperdown. The report has outlined preliminary information regarding the site and proposal, identified the relevant strategic and statutory context, summarised the approach to engagement with stakeholders and, identified the scale and nature of the impacts of the project.

As outlined in **Section 5**, the proposal is declared State Significant Development under Schedule 1, Clause 14 of *State Environmental Planning Policy (Planning Systems) 2021*. We trust that the information detailed in this report is sufficient to enable the Secretary to issue SEARs.

DISCLAIMER

This report is dated 28 January 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of ISPT (**Instructing Party**) for the purpose of a scoping report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

