

Planning Secretary's Environmental Assessment Requirements



Hospitals, medical centres and health research facilities

Development details

Application number	SSD-79888213
Project name	Private Hospital, Camperdown
Project description	Concept development application for a Private Hospital, comprising a concept proposal for a new private hospital building with ancillary uses, car parking and landscaping works.
Location	10 Missenden Road, Camperdown
Applicant	ISPT Operations Pty Ltd
Date of issue	5 March 2025

Content and guidance

Any Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) and the *State Significant Development Guidelines*.

Relevant policies and guidelines can be found at <https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>.

Notwithstanding the key issues and documents 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:

- high quality files of maps and figures of the subject site and proposal.
- 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.
- a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues.

Key issues and documentation

Issue and Assessment Requirements	Documentation
1. Statutory Context • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines.	• Address in EIS

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- Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. - If the development is only partly State significant development (SSD) declared under clause 8(1) of the State and Regional Development SEPP, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD. - Provide an explanation of how the development as described in the EIS is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences. - Address the requirements of any approvals applying to the site, including any concept approval, any endorsed or draft master plan, precinct plan or any recommendation from a Gateway determination. - Provide an accurate summary of the detailed assessment of the impacts of the project and integrate the findings and recommendations of technical reports into the justification and evaluation of the project as a whole.	
2. Estimated Development Cost and Employment - Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report. - Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided.	EDC Report
3. Design Quality - Demonstrate how the development will achieve: - design excellence in accordance with any applicable EPI provisions. - good design in accordance with the seven objectives for good design in <i>Better Placed</i>. - Demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement.	- Design Excellence Strategy (where design excellence is required by an EPI) - Design Review Summary (where the project has been reviewed by the SDRP)
4. Built Form and Urban Design - Explain and illustrate the proposed concept built form, including a detailed site and context analysis to justify the proposed site planning and design approach. - Demonstrate how the proposed concept built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. - Outline how the future building design will deliver a high-quality development, including consideration of façade design, articulation, roof design, materials, finishes, colours, any signage and integration of services.	- Architectural drawings - Design Report - Survey Plan - Building Code of Australia Compliance Report - Accessibility Report

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Outline how the future development complies with the relevant accessibility requirements.	
5. Environmental Amenity - Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts (including the preparation of a wind assessment where the concept built form has a height above four storeys). A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. - Provide a solar access analysis of the overshadowing impacts of the concept built form on surrounding properties and public spaces (during summer and winter) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant).	- Shadow Diagrams - View Analysis - Pedestrian Wind Environment Assessment
6. Visual Impact - Provide a visual analysis of the concept built form from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. - Provide a visual impact assessment that addresses the impacts of the concept built form on the existing catchment, including but not limited to the significant/exceptional views identified in the Heritage Framework of the endorsed Conservation Management Plan (CMP) for St John's College.	- Visual Analysis - Visual Impact Assessment
7. Public Space - Demonstrate how the concept development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. - Demonstrate how the concept development: - ensures that public space is welcoming, attractive and accessible for all. - maximises permeability and connectivity. - would maximise the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. - minimises potential vehicle, bicycle and pedestrian conflicts. - Address how Crime Prevention through Environmental Design (CPTED) principles could be integrated into the development, in accordance with <i>Crime Prevention and the Assessment of Development Applications Guidelines</i>.	- Public Space Plan (as part of the Design Report) - CPTED Report

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8. Trees and Landscaping - Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. - Provide a concept site-wide landscape plan, that: - details the strategy of proposed site planting, including location, number and species of plantings, deep soil details, heights of trees at maturity and proposed canopy coverage. - details the inclusion of native vegetation communities that occur (or once occurred) in the locality and the use of local provenance species (trees, shrubs and groundcovers). - provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. - demonstrates how the proposed concept development would: - contribute to long term landscape setting in respect of the site and streetscape. - mitigate the urban heat island effect and ensure appropriate comfort levels on-site. - contribute to the objective of increased urban tree canopy cover. - maximise opportunities for green infrastructure, consistent with <i>Greener Places</i>.	- Arboricultural Impact Assessment - Landscape Plan
9. Ecologically Sustainable Development (ESD) - Identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. - Demonstrate how the concept development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. - Demonstrate how the concept development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources. - If Chapter 3 of SEPP (Sustainable Buildings) 2022 applies: - demonstrate how the development has been designed to address the provisions set out in Chapter 3.2(1). - provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development in accordance with section 35BA of the EP&A Regulation. - provide a net zero statement (as defined in section 35C of the EP&A Regulation) that includes: - evidence of how the development will either be fossil fuel-free after the occupation of the development commences or transition to be fossil fuel-free by 1 January 2035.	ESD Report

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▪ details of any renewable energy generation and storage infrastructure implemented and any passive and technical design features that minimise energy consumption. ▪ estimations of annual energy consumption for the building and amount of emissions relating to energy use in the building (if information is available).	
10. Traffic, Transport and Accessibility • Provide a transport and accessibility impact assessment, which includes: ○ an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections. ○ outlines the proposed concept development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading. ○ analysis of the impacts of the proposed concept development (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), identification of potential traffic impacts on road capacity (including worst periods of queuing on Missenden Road throughout a typical week), intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments. ○ measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with the relevant standards. ○ measures to promote sustainable travel choices for employees and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan.	• Transport and Accessibility Impact Assessment • Green Travel Plan or equivalent
11. Biodiversity • Assess any biodiversity impacts associated with the concept development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the development is on biodiversity certified land. • If the concept development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate	• Biodiversity Development Assessment Report or BDAR Waiver

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the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.	
12. Noise and Vibration Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.	Noise and Vibration Impact Assessment
13. Ground and Water Conditions - Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils. - Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on: - surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses. - groundwater resources in accordance with the <i>Groundwater Guidelines</i>.	- Geotechnical Assessment - Surface and Groundwater Impact Assessment - Salinity Management Plan and/or Acid Sulfate Soils Management Plan
14. Water Management - Provide an overarching Integrated Water Management Plan for the concept development that: - is prepared in consultation with the local council and any other relevant drainage or water authority. - outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision). - details the proposed drainage design (stormwater and wastewater) for the site including any on-site treatment, reuse and detention facilities, water quality management measures, and nominated discharge points. - demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts.	Integrated Water Management Plan
15. Flood Risk - Identify the flood planning level as set out in the relevant council LEP or SEPP and identify any: - flood risks on site having regard to adopted flood studies - the potential effects of climate change, and - any relevant provisions of the <i>NSW Flood Risk Management Manual</i>. - Where the concept development is occurring on flood prone land, could alter flood behaviour, affect flood risk to the existing community or expose its users and occupants to flood risk or surrounding streets are identified as	Flood Risk Assessment

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flood prone land, a flood impact and risk assessment (FIRA) must be prepared having regard to the <i>Flood Impact and Risk Assessment Guideline - LU01</i> (FIRA guide). When determining the scope and category of the FIRA, the requirements outlined in the FIRA guide must be considered and should be confirmed with the Department prior to undertaking the assessment and must have regard to Council and Government studies and guidance. Detail any flood risk management measures (design solutions or operational procedures) that are to be incorporated as part of the concept development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan (FERP)).	
16. Hazards and Risks - Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021. - Where required by SEPP (Resilience and Hazards) 2021, provide a Preliminary Hazard Analysis prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis and Multi-Level Risk Assessment</i>. - If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline and prepare a hazard analysis.	Preliminary Hazard Analysis If required: Hazard Analysis (Pipeline)
17. Contamination and Remediation In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.	- Preliminary Site Investigation If required: - Detailed Site Investigation - Remedial Action Plan - Preliminary Long-term Environmental Management Plan
18. Aboriginal Cultural Heritage Provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts to any Aboriginal cultural heritage sites or values associated with the site.	Aboriginal Cultural Heritage Assessment Report
19. Environmental Heritage Provide a Statement of Heritage Impact, prepared in accordance with the relevant guidelines, which:	- Statement of Heritage Impact - Archaeological Assessment

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○ assesses any impacts on the significance of St John's College and adjoining heritage items, including those at the Royal Prince Alfred Hospital and the State listed University of Sydney, University Colleges and Victoria Park Heritage Conservation Area. ○ outlines attempts to avoid impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items and any measures to ensure impacts are minimised and mitigated. ○ addresses compliance with the endorsed CMP for St John's College. ○ provides justification for any changes to the heritage fabric or landscape elements, including any options analysis. ● Provide an historical archaeological assessment, prepared by a suitably qualified archaeologist in accordance with relevant guidelines, which: ○ identifies what relics, if any, are likely to be present. ○ assesses the significance of the relics and considers the impacts from the proposal on the potential archaeological resource. ○ where impact is likely to occur, considers the significance of the relics in determining an appropriate mitigation strategy. ○ if impact cannot be avoided in whole or part, includes an appropriate Research Design and Excavation Methodology, prepared to the satisfaction of Heritage NSW, to guide proposed test excavations (if required) to inform the EIS and finalisation of design.	
20. Social Impact ● Provide a Social Impact Assessment that: ○ is prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>. ○ is targeted and proportionate to the project's context and likely impacts.	● Social Impact Assessment
21. Infrastructure Requirements and Utilities ● In consultation with relevant service providers: ○ assess the impacts of the concept development on existing utility infrastructure and service provider assets surrounding the site. ○ identify any infrastructure upgrades required on-site and 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.	● Infrastructure Delivery, Management and Staging Plan ● Evidence of consultation with service providers shall be provided.

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22. Aviation - If the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS. - If the site contains or is adjacent to a HLS, assess the impacts of the development on that HLS.	Aviation Report
23. Construction, Operation and Staging If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.	Address in EIS
24. Contributions and Public Benefit - Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit. - Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided.	Address in EIS
25. Engagement - Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>, including, but not limited to: - dates of consultation. - the contact representative's details including name and title. - information provided by the Applicant as part of the consultation. - details of the information provided to the Applicant in response to the consultation. - Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: - the relevant Department assessment team. - any relevant local councils. - any relevant agencies. - the community. - if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. - Provide a detailed community engagement appendix, including a table identifying where the issues raised by the community during engagement have been considered and responded to and addressed in the EIS.	Engagement Report