

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 8499
Proposal Name	North Shore Private Hospital Tower B: Hospital, Accommodation and Ancillary Uses (Concept Proposal)
Location	12 Frederick Street, St Leonards
Applicant	DEXUS Projects Pty Ltd
Date of Issue	07 June 2017
General Requirements	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 <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation). Notwithstanding the key issues 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 the key issues below, and any other significant issues identified in the risk assessment, must include: • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity (completed, underway or proposed); and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. 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 <i>Environmental Planning and Assessment Regulation 2000</i>) 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	The EIS must address the following specific matters: 1. Statutory and Strategic Context – including: Address the statutory provisions contained in all relevant environmental planning instruments, including: • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No.55 – Remediation of Land; and • Willoughby Local Environmental Plan 2012.

	<i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development and the nature and timing for any proposed Local Environmental Plan amendments to facilitate the proposed development. <i>Development Standards</i> Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards. 2. Policies Address the relevant planning provisions, goals and strategic planning objectives in the following: • NSW State Priorities; • A Plan for Growing Sydney; • NSW Long Term Transport Master Plan 2012; • Sydney's Cycling Future 2013; • Sydney's Bus Future 2013; • Sydney's Walking Future 2013; • Greater Sydney Commission's Draft North District Plan; and • Healthy Urban Development Checklist, NSW Health. 3. Built Form and Urban Design • Provide a building envelope study to provide justification for the proposed built form. • Establish appropriate design guidelines and development parameters within the context of the locality, including but not limited to: - o site layout; - o gross floor area; - o building footprint; - o height and massing; - o site access; and - o landscaping and tree planting. 4. Environmental Amenity Assess amenity impacts on surrounding locality, including view impacts, overshadowing and acoustic impacts. 5. Transport and Accessibility Include a transport and accessibility assessment which details, but is not limited to, the following: • the existing and proposed pedestrian and bicycle routes and facilities within the vicinity of and surrounding the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles; • an estimate of the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips; • the adequacy of public transport to meet the likely future demand of the proposed development; • impact of the proposed development on existing and future public transport and walking and cycling infrastructure within and surrounding the site; • measures to promote travel choices that support sustainable travel, such as a location-specific sustainable travel plan, provision of end-of-trip facilities, green travel plans and wayfinding strategies;
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- the daily and peak (AM, PM and events) 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);
 - the proposed walking and cycling access arrangements and connections to public transport services;
 - the proposed access arrangements, including car pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks;
 - proposed car and bicycle parking provision, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards;
 - provision of end of trip facilities (i.e. showers, lockers, change rooms etc.) for the use of employees who choose to walk or cycle to/from work as well as undertake activities during work hours; and
 - service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times).
- *Relevant Policies and Guidelines:*
- *Guide to Traffic Generating Developments (Roads and Maritime Services)*
 - *EIS Guidelines – Road and Related Facilities (DoPI)*
 - *Cycling Aspects of Austroads Guides*
 - *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, construction and ongoing operation phases of the development.
 - Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.
- 7. Noise and Vibration**
- Identify and provide a quantitative assessment of the main noise and vibration generating sources during operation. Outline measures to minimise and mitigate the potential noise impacts on and from surrounding occupiers of land.
- *Relevant Policies and Guidelines:*
- *NSW Industrial Noise Policy (EPA)*
 - *Interim Construction Noise Guideline (DECC)*
 - *Assessing Vibration: A Technical Guideline 2006*
- 8. Utilities**
- Prepare a preliminary 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.
- 9. Contributions**
- Address Council's Section 94A Contribution Plan and/or details of any Voluntary Planning Agreement.

	10. Drainage Provide a stormwater concept plan detailing how water quality and quantity impacts on drainage systems would be managed. 11. Flooding Assess any flood risk on site (detailing the most recent flood studies for the project area) and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity.
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. In addition, the EIS must include the following: • Building envelope drawings (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; • Shadow Diagrams; and • View Analysis / Photomontages.
Consultation	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. In particular you must consult with: • Willoughby City Council; • Transport for NSW; and • Roads and Maritime Services. 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.
Further consultation after 2 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 Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.