

Our ref: St George Private Hospital Expansion (SSD-86969958)

Mr Julian Gadd
Project Manager
Akan Projects Pty Ltd
Suite 202
84 Alexander Street
Crows Nest NSW 2065

30 June 2025

Subject: Planning Secretary's Environmental Assessment Requirements – Industry Specific

Dear Mr Gadd

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the St George Private Hospital Expansion (SSD-86969958).

Based on the information provided in your application, industry-specific SEARs have been issued for your project.

Please contact the department as soon as possible if your project changes, such that consultation is required with public authorities (under Part 8 of the EP&A Regulation). Your SEARs may need to be reissued and a scoping report may also be required.

If required, the Planning Secretary may modify your SEARs to ensure the environmental assessment of the project covers all relevant matters and is consistent with contemporary assessment practice.

Your SEARs will expire two years from the date of issue (or the date they were last modified) unless the Planning Secretary has granted an extension. If you would like to seek an extension, you should contact the department at least three months prior to the expiry date.

If your application is not submitted within two years (or by the agreed extension date), you will need to make a new application for SEARs to progress your project.

Additional assessment requirements

The department has identified assessment requirements additional to those attached. These requirements, in addition to the industry-specific SEARs, are provided below and should be taken to be the collective SEARs for the project.

Contamination

- In relation to Contamination and Remediation, if required, provide a Remediation Action Plan (RAP) including Interim Audit Advice from an EPA-accredited Site Auditor certifying the RAP as appropriate.

Flooding

- Where the development could alter flood behaviour, affect flood risk to the existing community or expose its users and occupants to flood risk, provide a flood impact and risk assessment (FIRA) prepared in accordance with the Flood Impact and Risk Assessment –

Flood Risk Management Guide LU01 and the Flood Risk Management Manual 2023. The scope of the FIRA should be confirmed with the Department prior to undertaking the assessment and must have regard to Council and Government studies and guidance.

- Detail design solutions and operational procedures to mitigate flood risk where required. Where relevant, prepare and submit detailed management measures required to minimise the impacts of flooding on the development and minimise flood risk to the community, including an Emergency Management Plan (prepared in consultation with SES). The plan must consider access to and from the site, and evacuation issues during significant flood events (including the PMF) from both local catchments and/or regional catchments.

Hazards and Risk

- 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 (pipeline).

Bush Fire Risk

- If the development is on mapped bush fire prone land, or a bush fire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.

Fire Safety

- Provide a report detailing compliance with Fire & Rescue NSW Fire Safety Guidelines, Position Statements (available at <https://www.fire.nsw.gov.au/page.php?id=9145>), and any other relevant requirements. Please contact Fire & Rescue NSW at firesafety@fire.nsw.gov.au for details of the applicable requirements.

Riparian Zone Management

- Where applicable, provide a Riparian Zone Management Assessment prepared by a suitably qualified professional, to determine the presence of mapped and potential unmapped waterways across the site and where relevant to map the top of bank of waterways to determine appropriate Vegetated Riparian Zones (VRZ) and riparian zone management as required by *NSW Water Management Act 2000*.

Community Engagement Appendix

- Provide a detailed community engagement table, identifying where the issues raised by the community during engagement have been addressed in the EIS.

Consultation Appendix

- Provide a consolidated list of consultation activities with relevant public agencies, authorities and Council including the following details:
 - 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.

Detailed Mitigation Appendix

- Provide a consolidated table of all detailed mitigation measures for the project (excluding any mitigation measures that are built into the physical layout and design of the project and captured in the project description). The detailed mitigation measures must include a reference to the technical or other source of the mitigation measure commitment.

Preparing your EIS

Your environmental impact statement (EIS) must be prepared having regard to the department's *State Significant Development Guidelines* including the *Preparing an Environmental Impact Statement Guideline*. All relevant guides for State significant projects that are referenced in the SEARs are available at <https://www.planning.nsw.gov.au/policy-and-legislation/planning-reforms/rapid-assessment-framework/improving-assessment-guidance>.

During the preparation of your EIS, you are required to consult with various parties, including the department and any relevant agencies, in accordance with the *Undertaking Engagement Guidelines for State Significant Projects*. For more information, please visit the [Prepare EIS page](#) on the NSW planning portal. Agency contact details can be found at <https://www.planningportal.nsw.gov.au/major-projects/assessment/guide-agency-directory>.

You will need a Registered Environmental Assessment Practitioner (REAP) to declare that your EIS meets certain standards in relation to its completeness, accuracy, quality and clarity before it is submitted to the department, as per Division 5 of Part 8 of the Environmental Planning and Assessment Regulation 2021. A pro forma declaration can be found in [Appendix B of the *Preparing an Environmental Impact Statement Guideline*](#).

Biodiversity Development Assessment Report

Any development application that is required to be submitted with a Biodiversity Development Assessment Report must use the template available at: <https://www.environment.nsw.gov.au/research-and-publications/publications-search/guidance-for-the-biodiversity-development-assessment-report-template>.

Lodging your development application (DA)

Once you submit your EIS, we will check it for completeness to confirm it addresses the requirements in Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation). We will also notify you of the DA fee for your project.

Please note that **your DA is not taken to be lodged until the DA fee has been paid**.

To minimise delays, **please contact the department at least two weeks before you submit your EIS** to confirm fee determination information and payment arrangements. This will give us sufficient time to ensure your DA fee can be determined quickly.

Information needed to determine the DA fee

Your application will need to be accompanied by an Estimated Development Cost (EDC) Report supporting the estimated development cost for your project. You must ensure that the information in the report is consistent with the information provided in your DA form.

Once you submit your EDC Report, we will check it for completeness against the requirements of the EP&A Regulation and the relevant Planning Circular.

If your project involves marinas, extractive industries or any subdivision of land, you must also ensure that your report includes a breakdown of estimated costs for any other component of your project.

Public exhibition requirements

When you contact us regarding the applicable DA fee, we will also advise whether hard and/or electronic copies of the DA and EIS will be required for public exhibition.

Matters of National Environmental Significance

Any development likely to have a significant impact on matters of National Environmental Significance will require approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to approvals required under NSW legislation.

It is your responsibility to contact the Australian Government Department of Climate Change, Energy, the Environment and Water to determine if you need approval under the EPBC Act (<https://www.dcceew.gov.au/> or 6274 1111).

If you have any questions, please contact Thomas Dales on 02 9274 6235 or via email at thomas.dales@dphi.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "KH", with a long horizontal line extending to the right.

Karen Harragon
Director
Social Infrastructure Assessments
as delegate for the Planning Secretary