

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 8699
Proposal Name	Redevelopment of Greenwich Hospital
Development Description	Staged development application for a concept proposal for the redevelopment of Greenwich Hospital
Location	97-115 River Road, Greenwich
Applicant	HammondCare
Date of Issue	14 September 2017
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 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;

	<ul style="list-style-type: none"> • State Environmental Planning Policy No. 19 – Bushland in Urban Areas; • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and • Lane Cove Local Environmental Plan 2009. <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. Justify any development standards not being met.</p> <p><i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → <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>2. Policies and Guidelines 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; • NSW Long Term Transport Master Plan; • Sydney's Bus Future 2013; • Sydney's Cycling Future 2013; • Sydney's Walking Future 2013; • Healthy Urban Development Checklist, NSW Health; • Lane Cove Development Control Plan 2010; and • Greater Sydney Commission's Draft North District Plan. <p>3. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Provide a building envelope study to justify the proposed built form. • Establish appropriate design guidelines and development parameters within the context of the locality, including but not limited to: <ul style="list-style-type: none"> ○ site layout; ○ gross floor area; ○ building footprints; ○ height and massing of the building envelopes; and ○ open spaces, landscaping and tree planting. • Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment. <p>4. Amenity Assess amenity impacts on the surrounding locality, including view impacts, overshadowing and acoustic impacts.</p> <p>5. Staging Provide details regarding the staging of the proposed development.</p> <p>6. Transport and Accessibility Prepare a transport and accessibility impact assessment including, but not limited to the following:</p>
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	<ul style="list-style-type: none"> • the existing and proposed pedestrian and bicycle movements and facilities within the vicinity of 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 infrastructure within the vicinity of 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; • the daily and peak (AM, PM and events) transport trip 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 active transport access arrangements and connections to public transport services; • the proposed access arrangements, including car and bus pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and bicycle 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; and • service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times). <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>Austrroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> • <i>Cycling Aspects of Austrroads Guides</i> • <i>NSW Planning Guidelines for Walking and Cycling</i> • <i>NSW Bicycle Guidelines (RMS)</i> • <i>Development Near Rail Corridors and Busy Roads – Interim Guideline</i> <p>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 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> <p>8. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • 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.
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	<ul style="list-style-type: none"> • Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy. <p>9. Biodiversity Biodiversity impacts related to the proposal are to be assessed and documented in accordance with the Framework for Biodiversity Assessment, unless otherwise agreed by OEH, by a person accredited in accordance with s142B(1)(c) of the <i>Threatened Species Conservation Act 1995</i>.</p> <p>10. Heritage</p> <ul style="list-style-type: none"> • Provide a statement of heritage impact (in accordance with the guidelines in the NSW Heritage Manual) which identifies: all heritage items (state and local) within and in the vicinity of the site including built heritage, landscapes and archaeology, and detailed mapping of these items, and why the items and site(s) are of heritage significance; what impact the proposed works will have on their significance, including any impacts from the works, and any impacts on views to and from heritage items; and detailed mitigation measures to offset potential impacts on heritage values. • Address any archaeological potential and significance on the site and the impacts the development may have on this significance. <p>11. Aboriginal Heritage Where relevant, address Aboriginal Cultural Heritage in accordance with the <i>Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW</i> (OEH, 2011) and <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010</i>.</p> <p>12. Contributions Address Council's Section 94A Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>13. Flooding Assess any flood risk on site 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.</p> <p>14. Bushfire Address bushfire hazard and if required, prepare a report that addresses the requirements for Special Fire Protection Purpose Development as detailed in <i>Planning for Bush Fire Protection 2006</i> guidelines.</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"> • 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; • View Analysis / Photomontages;

	<ul style="list-style-type: none"> • Arborist Report; • Acoustic Report; and • Bushfire Report.
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. In particular, you must consult with:</p> <ul style="list-style-type: none"> • Lane Cove Council; • Transport for NSW; and • Roads and Maritime Services. <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>