

Secretary's Environmental Assessment Requirements

Section 78A(8) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 9036
Proposal Name	Concord Repatriation General Hospital Redevelopment
Development Description	Concept development application for the redevelopment of Concord Repatriation General Hospital, including: - a concept proposal for the redevelopment of the existing hospital site; and - concurrent first stage of the development, comprising the detailed design and construction of a new Clinical Services Building, multi-storey carpark and associated works.
Location	1H Hospital Road, Concord
Applicant	Health Administration Corporation
Date of Issue	Reissued 20 April 2018
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 Environmental Planning and Assessment Regulation 2000) 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	<u>Concept Proposal</u> 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. 33 – Hazardous and Offensive Development; • State Environmental Planning Policy No. 55 – Remediation of Land; • Draft Remediation of Land SEPP; • State Environmental Planning Policy No. 64 – Advertising and Signage; • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and • Canada Bay Local Environmental Plan 2013. <i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the 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 Metropolis of Three Cities – The Greater Sydney Regional Plan; • Future Transport Strategy 2056 and supporting plans; • Crime Prevention Through Environmental Design (CPTED) Principles; • Planning Guidelines for Walking and Cycling; • Healthy Urban Development Checklist, NSW Health; • Better Placed – An integrated design policy for the built environment of NSW 2017; • Eastern City District Plan; • Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005; and • Sharing Sydney Harbour Access Plan 2003. 3. Built Form, Urban Design and Visual Impacts • Provide an outline of the design process leading to the proposal, including justification of the suitability of the site for the proposed building envelopes. • Provide an urban design analysis of the proposed development with reference to the building envelopes, height, setbacks, bulk and scale in the context of the immediate locality, the wider area, and the desired future character. • Include justification for the height, bulk and scale of the proposed building envelopes within the context of the locality, its impacts on amenity, views and vistas, and how it would successfully relate to the existing and future character of the surrounding area. • Provide a Visual Impact Assessment on the proposal's impact on the scenic quality of the Sydney Harbour foreshore and justification for any impacts having regard to the unique qualities and natural assets of Sydney Harbour. • The Visual Impact Assessment must also identify important sight lines and visual connectivity to and through the hospital site and visual changes and view impacts to/from key vantage points and various locations along the harbour foreshore. • Identify proposed public domain areas and linkages, including key vehicular, bicycle and pedestrian access points and links to other public domain spaces.
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	4. Environmental Amenity Assess amenity impacts on surrounding locality, including solar access, acoustic impacts, visual privacy and view loss. A high level of environmental amenity for any surrounding residential land uses must be demonstrated. 5. Staging Provide details regarding the staging of the proposed hospital redevelopment. 6. Transport and Accessibility Include a transport and accessibility impact assessment, which details, but not limited to the following: • accurate details of the current daily and peak hour vehicle, public transport, pedestrian and cycle movement and existing traffic and transport facilities provided on the road network located adjacent to the proposed development; • an assessment of the operation of existing and future transport networks including the bus network and their ability to accommodate the forecast number of trips to and from the development; • details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips; • the adequacy of public transport, pedestrian and bicycle networks and infrastructure to meet the likely future demand of the proposed development; • the impact of the proposed development on existing and future public transport infrastructure within the vicinity of the site in consultation with Roads and Maritime Services and Transport for NSW and identify measures to integrate the development with the transport network; • details of any upgrading or road improvement works required to accommodate the proposed development; • details of travel demand management measures to encourage sustainable travel choices and details of programs for implementation; • the impact of trips generated by the development 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 (note: traffic modelling is to be undertaken with scope to be agreed by TfNSW and RMS in advance); • 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, including pedestrian crossings and refuges and speed control devices and zones; • measures to maintain road and personal safety in line with CPTED principles; • details of the proposed number of car parking spaces and compliance with appropriate parking codes and justification for the level of car parking provided on-site and measures to discourage staff from parking on surrounding residential streets (including the formulation of a Green Travel Plan for the hospital campus); • details of the proposed number of bicycle parking spaces (in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance) and the provision of end-of-trip facilities; • details of emergency vehicle access arrangements; • an assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures; and • service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times).
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	→ Relevant Policies and Guidelines: • <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>Cycling Aspects of Austroads Guides</i> • <i>NSW Planning Guidelines for Walking and Cycling</i> • <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> • <i>Standards Australia AS2890.3 (Bicycle Parking Facilities)</i> 7. 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 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. 8. Heritage Include a Heritage Impact Statement that addresses the significance of, and provides an assessment of the impact on the heritage significance of any heritage items on the site and in the vicinity, and/or conservation areas and/or potentially archaeologically significant areas, in accordance with the guidelines in the <i>NSW Heritage Manual</i>. 9. 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>. 10. Biodiversity Address biodiversity impact related to the proposal, including any impacts on aquatic ecology. <i>Note: Notwithstanding these requirements, the Biodiversity Conservation Act 2016 requires that State Significant Development Applications be accompanied by a Biodiversity Development Assessment Report.</i> 11. Contamination Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → Relevant Policies and Guidelines: • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> 12. Utilities Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure. 13. Contributions Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.
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	14. Drainage Provide a stormwater concept plan detailing how water quality and quantity impacts on drainage systems would be managed. → <i>Relevant Policies and Guidelines:</i> • <i>Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)</i> 15. 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. <u>Stage 1 – Clinical Services Building and multi-story carpark</u> The EIS for Stage 1 (detailed design and construction of a new Clinical Services Building, multi-storey carpark and associated works) must address the following specific matters: 1. Built Form and Urban Design • Address the height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography, streetscape and any public open spaces. • Address design quality, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, heritage significance, materials, colours and Crime Prevention Through Environmental Design Principles. • Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development. • Demonstrate how high-quality design will be achieved with reference to Better Placed – An integrated design policy for the built environment of New South Wales and in accordance with a strategy developed in consultation with the Office of the Government Architect NSW. 2. Environmental Amenity • Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing, reflectivity from building facades and wind impacts. A high level of environmental amenity for any surrounding residential land uses and areas of public open space must be demonstrated. 3. Transport and Accessibility Include a transport impact assessment, which details, but not limited to the following in relation to construction traffic: • assessment of cumulative impacts associated with other construction activities; • an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity; • details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process; • details of anticipated peak hour and daily construction vehicle movements to and from the site; • details of access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle; • details of temporary cycling and pedestrian access during construction; • details of proposed construction vehicle access arrangements at all stages of construction; and
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	• traffic and transport impacts during construction, including cumulative impacts associated with other construction activities, and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact (which must include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities). 4. Noise and Vibration Identify and provide a quantitative assessment of the main noise and vibration generating noise sources and activities during construction. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land. → Relevant Policies and Guidelines: • <i>Interim Construction Noise Guideline (DECC)</i> • <i>Assessing Vibration: A Technical Guideline 2006.</i> 5. Waste Identify, quantify and classify the likely waste streams to be generated during construction and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones) for the site. 6. Sediment, Erosion and Dust Controls Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles. → Relevant Policies and Guidelines: • <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> • <i>Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)</i> 7. Construction Hours Identify proposed construction hours and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.
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: • Architectural drawings including but not limited to the following requirements: - o building envelope drawings, dimensioned and including RLs and MGA coordinates; - o plans, sections and elevations of the proposal; - o site and context plans that demonstrate active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links; and - o detailed annotated wall sections that demonstrate typical cladding, window and door details, including materials and general construction quality; • Site Survey Plan, showing existing levels, location and height of existing

	and adjacent structures / buildings and boundaries; • Site Analysis Plan; • Stormwater Concept Plan; • Sediment and Erosion Control Plan; • Shadow Diagrams; • View Analysis / Photomontages, including from public vantage points; • An integrated Landscape Plan/Strategy (including identification any trees to be removed and trees to be retained or transplanted); • Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures; • Geotechnical and Structural Report; • Accessibility Report; and • Schedule of materials and finishes.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, special interest groups including local Aboriginal land councils and registered Aboriginal stakeholders, and affected landowners. In particular, you must consult with: • City of Canada Bay; • Transport for NSW; • Roads and Maritime Services; and • Government Architect NSW (through the NSW State Design Review Panel process). Consultation with the Government Architect NSW, TfNSW and RMS should commence as soon as practicable. 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 consider relevant guidelines, policies, and plans as identified.

Secretary's Environmental Assessment Requirements

SEARs were initially issued for the Stage 1 redevelopment of Concord Hospital pursuant to Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) on 8 February 2018.

In April 2018, NSW Health Infrastructure applied for amended SEARs in response to the requirement to prepare a master plan under Part 4 the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP). These amended SEARs were issued on 20 April 2018 and provided for this updated scope, now comprising the Concept and Stage 1 development of Concord Hospital.

Table 1 below summarises the SEARs requirements for an EIS under the EP&A Regulations and provides references to where the various requirements are addressed in the EIS.

Table 1 Secretary's Environmental Assessment Requirements

SEARs Requirement	Specific SEARs issue	EIS Section	Consultant Report/Plan
General Requirements	Clause 6 of Schedule 2 of Regulation		
	An EIS must contain the following:		
	6(a) EIS author	Statement of Veracity	
	6(b) Contact details of the responsible person	Statement of Veracity	
	6(c) the address of the land	Section 3: Proposed Development	
	6(d) Development description	Section 3: Proposed Development	
	6(e) Assessment of impact	Section 6: Environmental Assessment	
	6(f) Author's declaration	Statement of Veracity	
	Clause 7 of Schedule 2 of Regulation		
	An EIS must also include:		
	(1)(a) Summary of EIS	Executive Summary	
	(1)(b) EIS objectives	Section 1.2: Objectives of the Development	
	(1)(c) Analysis of feasible alternatives	Section 1.9: Analysis of Feasible Alternatives	
	(1)(d) Analysis of development	Section 3: Proposed Development	
	(d)(i) Full description	Section 3: Proposed Development	
	(d)(ii) General description of the environment likely to be affected	Section 2: Site and Context	

Architecture
Urban Design
Planning
Interior Architecture

Architectus Sydney
Level 18 MLC Centre
19 Martin Place
Sydney NSW 2000 Australia
T +61 2 8252 8400
F +61 2 8252 8600
sydney@architectus.com.au
www.architectus.com.au

Adelaide
Auckland
Brisbane
Christchurch
Melbourne
Sydney

Architectus Group Pty Ltd
ABN 90 131 245 684

Nominated Architect
Managing Director
Ray Brown
NSWARB 6359

SEARs Requirement	Specific SEARs issue	EIS Section	Consultant Report/Plan
	(d)(iii) likely impact on the environment	Section 6: Environmental Assessment	
	(d)(iv) Mitigation measures	Section 7: Mitigation Measures	
	(d)(v) Approvals required	Section 4: Planning Context and Regulatory Framework	
	7(e) a compilation of the measures referred to in (d)(iv) 7(f) Justification for carrying out the development Environmental Risk Assessment	Section 7: Mitigation Measures Section 1.8: Justification for the Project Section 6: Environmental Assessment	
Key Issues	A detailed calculation of capital investment Job Creation	Section 1.4: Estimated Capital Investment Value Section 3.2: Development Data	Appendix K: CIV Report Appendix K: CIV Report
	<u>Concept Proposal</u> The EIS must address the following specific matters: 1. Statutory and Strategic Context		
	– Address the relevant statutory provisions applying to the site, contained in the relevant EPIs;	Section 4: Planning Context and Regulatory Framework	
	– Detail the nature and extent of any prohibitions that apply to the development;	Section 4: Planning Context and Regulatory Framework	
	– Identify compliance with the development standards applying to the site; and	Section 4: Planning Context and Regulatory Framework	
	2. Policies		
	– Address the relevant planning provisions, goals and strategic objectives.	Section 4: Planning Context and Regulatory Framework	
	3. Built Form, Urban Design and Visual Impacts – Outline the design process leading to the proposal and justify the suitability of the site for the proposed building envelopes;	Section 1.9: Analysis of Feasible Alternatives Section 1.10: Preferred Option Justification	Appendix F: Architectural Design Report (Concept Proposal)

SEARs Requirement	Specific SEARs issue	EIS Section	Consultant Report/Plan
		Section 6.1: Built Form, Scale and Siting	Appendix G: Architectural Design Report (Stage 1)
	– Provide an urban design analysis of the proposal with reference to the building envelopes, height, setbacks, bulk and scale in the context of the immediate locality, the wider area, and the desired future character;	Section 1.9: Analysis of Feasible Alternatives Section 1.10: Preferred Option Justification Section 6.1: Built Form, Scale and Siting	Appendix F: Architectural Design Report (Concept Proposal) Appendix G: Architectural Design Report (Stage 1)
	– Include justification for the height, bulk and scale of the proposed building envelopes within the context of the locality, its impacts on amenity, views and vistas, and how it would successfully relate to the existing and future character of the surrounding area;	Section 1.8: Justification for the Project Section 6: Environmental Assessment	Appendix F: Architectural Design Report (Concept Proposal) Appendix G: Architectural Design Report (Stage 1)
	– Provide a Visual Impact Assessment on the proposal's impact on the scenic quality of the Sydney Harbour foreshore and justification for any impacts having regard to the unique qualities and natural assets of Sydney Harbour;	Section 6.4: Visual Impact and View Loss	Appendix J: Visual Impact Assessment
	– Identify important sight lines and visual connectivity to and through the hospital site including visual changes and impacts to and from key vantage points and various locations along the harbour foreshore;	Section 6.4: Visual Impact and View Loss	Appendix J: Visual Impact Assessment
	– Identify proposed public domain areas and linkages, including key vehicular, bicycle and pedestrian access points and links to other public domain spaces;	Section 6.5: Landscaping and Tree Removal	Appendix I: Landscape Design Report
	4. Environmental Amenity		
	– Assess amenity impacts on surrounding locality, including solar access, acoustic impacts, visual privacy and view loss, demonstrating a high level of environmental amenity for surrounding residential land uses;	Section 6: Environmental Assessment	Appendix D: Architectural Plans (Stage 1 CSB) Appendix J: Visual Impact Assessment Appendix AB: Acoustic and

SEARs Requirement	Specific SEARs issue	EIS Section	Consultant Report/Plan
			Vibration Assessment
	5. Staging		
	– Provide details of the staging of the proposed hospital redevelopment.	Section 3.3: Concept Redevelopment Section 3.4: Proposed Stage 1 Works	Appendix F: Architectural Design Report (Concept Proposal)
	6. Transport and Accessibility		
	– Include a transport and accessibility impact assessment detailing the below:	Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report
	– Accurate details of the current daily and peak hour vehicle, public transport, pedestrian and cycle movement and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;	Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report
	– Assessment of the operation of existing and future transport networks including the bus network and their ability to accommodate the forecast number of trips to and from the development;	Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report
	– Details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips;	Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report
	– Adequacy of public transport, pedestrian and bicycle networks and infrastructure to meet the likely future demand of the proposed development;	Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report
	– Impact of the proposed development on existing and future public transport infrastructure within the vicinity of the site in consultation with RMS and TfNSW and identify measures to integrate the development with the transport network;	Section 5.3: Consultation with Government Agencies Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report
	– Details of any upgrading or road improvement works required to	Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report

SEARs Requirement	Specific SEARs issue	EIS Section	Consultant Report/Plan
	<i>accommodate the proposed development;</i>		
	– <i>Details of travel demand management measures to encourage sustainable travel choices and details of programs for implementation;</i>	Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report
	– <i>Impact of trips generated by the development 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 (note: traffic modelling is to be undertaken with scope to be agreed by TfNSW and RMS in advance);</i>	Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report
	– <i>Proposed active transport access arrangements and connections to public transport services;</i>	Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report
	– <i>Proposed access arrangements, including car and bus pick-up/ dropoff facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and bicycle networks, including pedestrian crossings and refuges and speed control devices and zones;</i>	Section 3.4.4: Parking Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report
	– <i>Measures to maintain road and personal safety in line with CPTED principles;</i>	Section 6.8: Traffic, Parking, Access and Transport Section 7: Mitigation Measures	Appendix AF: Transport and Parking Report
	– <i>Details of the proposed number of car parking spaces and compliance with appropriate parking codes and justification for the level of car parking provided on-site and measures to discourage staff from parking on surrounding residential streets (including the formulation of a Green Travel Plan for the hospital campus);</i>	Section 3.4.4: Parking Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report

SEARs Requirement	Specific SEARs issue	EIS Section	Consultant Report/Plan
	– Details of the proposed number of bicycle parking spaces (in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance) and the provision of end-of-trip facilities;	Section 3.4.4: Parking Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report
	– Details of emergency vehicle access arrangements;	Section 3.4.12: Operational Matters	Appendix AF: Transport and Parking Report
	– Assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures; and	Section 6.8: Traffic, Parking, Access and Transport Section 7: Mitigation Measures	Appendix AF: Transport and Parking Report
	– Service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times).	Section 1.11: Related Planning Applications Section 2.2: Transport and Access Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report
	7. 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 and ongoing operation phases of the development;	Section 3.4.8: Ecologically Sustainable Development Section 6.19: Environmental Sustainability	Appendix AH: ESD Statement
	– Include a description of the measures that would be implemented to minimise consumption of resources, water including water sensitive urban design) and energy.	Section 3.4.8: Ecologically Sustainable Development Section 6.19: Environmental Sustainability	Appendix AH: ESD Statement
	8. Heritage		
	– Include a Heritage Impact Statement that addresses the significance of, and provides an assessment of the impact on the heritage significance of any heritage items on the site and in the vicinity, and/or conservation areas and/or potentially archaeologically significant	Section 2.1: Site Section 6.2: Heritage	Appendix AC: Historical Impact Assessment

SEARs Requirement	Specific SEARs issue	EIS Section	Consultant Report/Plan
	<i>areas, in accordance with the guidelines in the NSW Heritage Manual.</i>		
	9. Aboriginal Heritage		
	– <i>Where relevant, address Aboriginal Cultural Heritage in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.</i>	Section 6.2: Heritage	Appendix AC: Historical Impact Assessment
	10. Biodiversity		
	– <i>Address biodiversity impact related to the proposal, including any impacts on aquatic ecology.</i> <i>Note: Notwithstanding these requirements, the Biodiversity Conservation Act 2016 requires that State Significant Development Applications be accompanied by a Biodiversity Development Assessment Report.</i>	Section 2.4: Vegetation and Ecology Section 4: Planning Context and Regulatory Framework	Appendix AQ: Flora and Fauna Assessment Appendix AR: Waiver to Requirement to Prepare a BDAR Report
	11. Contamination		
	– <i>Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</i>	Section 6.11: Contamination and remediation	Appendices X through Z
	12. Utilities		
	– <i>Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure.</i>	Section 6.18: Infrastructure and Utilities	Appendix AP: Infrastructure Management Plan
	13. Contributions		
	– <i>Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning</i>	Section 4.3: Development Contributions	

SEARs Requirement	Specific SEARs issue	EIS Section	Consultant Report/Plan
	<i>Agreement, which may be required to be amended because of the proposed development.</i>		
	14. Drainage		
	- Provide a stormwater concept plan detailing how water quality and quantity impacts on drainage systems would be managed. Relevant Policies and Guidelines: - Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)	Section 6.6: Drainage and Flooding	Appendix R: Civil Design
	15. 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.	Section 6.6: Drainage and Flooding	Appendix Q: Flood Study and Infrastructure Review
	<u>Stage 1 – Clinical Services Building and multi-storey carpark</u>		
	The EIS for Stage 1 (detailed design and construction of a new Clinical Services Building, multi-storey carpark and associated works) must address the following specific matters:		
	1. Built Form and Urban Design		
	Address the height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography, streetscape and any public open spaces;	Section 3.4.5: Built Form and Scale Section 6.1: Built Form, Scale and Siting	Appendix G: Architectural Design Report (Stage 1)
	Address design quality, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing,	Section 3.4.5: Built Form and Scale	Appendix G: Architectural Design Report (Stage 1)

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	<i>setbacks, building articulation, heritage significance, materials, colours and CPTED;</i>	Section 6.1: Built Form, Scale and Siting	
	– <i>Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development;</i>	Section 1.11: Related Planning Applications Section 2.2: Transport and Access Section 3.4.6: Functional Areas of New CSB Section 6.16: Waste	Appendix AP: Infrastructure Management Plan
	– <i>Demonstrate how high-quality design will be achieved with reference to Better Placed – An integrated design policy for the built environment of New South Wales and in accordance with a strategy developed in consultation with the Office of the Government Architect NSW;</i>	Section 4: Planning Context and Regulatory Framework Section 5.3: Consultation with Government Agencies	Appendix G: Architectural Design Report (Stage 1)
	2. Environmental Amenity		
	– <i>Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing, reflectivity from building facades and wind impacts. A high level of environmental amenity for any surrounding residential land uses and areas of public open space must be demonstrated.</i>	Section 6: Environmental Assessment	Appendix D: Architectural Plans (Stage 1 CSB) Appendix G: Architectural Design Report (Stage 1) Appendix J: Visual Impact Assessment Appendix AB: Acoustic and Vibration Assessment
	3. Transport and Accessibility Include a transport impact assessment, which details, but not limited to the following in relation to construction traffic:		
	– <i>Assessment of cumulative impacts associated with other construction activities;</i>	Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report
	– <i>An assessment of road safety at key intersection and locations subject to heavy vehicle construction</i>	Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report

SEARs Requirement	Specific SEARs issue	EIS Section	Consultant Report/Plan
	<i>traffic movements and high pedestrian activity;</i>		
	– <i>Details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process;</i>	Section 6.8: Traffic, Parking, Access and Transport Section 6.14: Construction Management	Appendix L: Preliminary Construction Management Plan Appendix AF: Transport and Parking Report
	– <i>Details of anticipated peak hour and daily construction vehicle movements to and from the site;</i>	Section 6.8: Traffic, Parking, Access and Transport Section 6.14: Construction Management	Appendix AF: Transport and Parking Report
	– <i>Details of access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle;</i>	Section 2.2: Transport and Access Section 6.8: Traffic, Parking, Access and Transport	Appendix L: Preliminary Construction Management Plan Appendix AF: Transport and Parking Report
	– <i>Details of temporary cycling and pedestrian access during construction;</i>	Section 6.8: Traffic, Parking, Access and Transport	Appendix AF: Transport and Parking Report
	– <i>Details of proposed construction vehicle access arrangements at all stages of construction;</i>	Section 6.8: Traffic, Parking, Access and Transport	Appendix L: Preliminary Construction Management Plan Appendix AF: Transport and Parking Report
	– <i>Traffic and transport impacts during construction, including cumulative impacts associated with other construction activities, and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact (which must include vehicle routes, number of</i>	Section 6.8: Traffic, Parking, Access and Transport Section 6.14: Construction Management	Appendix L: Preliminary Construction Management Plan Appendix AF: Transport and Parking Report

SEARs Requirement	Specific SEARs issue	EIS Section	Consultant Report/Plan
	<i>trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities).</i>		
	4. Noise and Vibration		
	– <i>Identify and provide a quantitative assessment of the main noise and vibration generating noise sources and activities during construction. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.</i>	Section 6.13: Acoustic and Vibration	Appendix AB: Acoustic and Vibration Assessment
	5. Waste		
	– <i>Identify, quantify and classify the likely waste streams to be generated during construction and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones) for the site.</i>	Section 6.16: Waste	Appendix M: Waste Management Plan
	6. Sediment, Erosion and Dust Controls		
	– <i>Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</i> Relevant Policies and Guidelines: – <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> – <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> – <i>Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)</i>	Section 6.7: Erosion and Sediment Control	Appendix R: Civil Design
	7. Construction Hours		
	– <i>Identify proposed construction hours and provide details of the</i>	Section 6.14: Construction Management	Appendix L: Preliminary

SEARs Requirement	Specific SEARs issue	EIS Section	Consultant Report/Plan
	<i>instances where it is expected that works will be required to be carried out outside the standard construction hours.</i>		Construction Management Plan
Plans & Documents	All relevant plans, drawings, diagrams and documentation are to be provided within the EIS. <i>In addition, the EIS must include the following:</i> – <i>Architectural drawings including but not limited to the following requirements:</i> <i>building envelope drawings, dimensioned and including RLs and MGA coordinates;</i> <i>plans, sections and elevations of the proposal;</i> <i>site and context plans that demonstrate active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links;</i> <i>detailed annotated wall sections that demonstrate typical cladding, window and door details, including materials and general construction quality;</i>		Appendix C: Architectural Plans (Concept) Appendix D: Architectural Plans (Stage 1 CSB) Appendix E: Architectural Plans (Stage 1 MSCP)
	– <i>Site Survey Plan, showing existing levels, location and height of existing 7 and adjacent structures / buildings and boundaries;</i>		Appendix B: Site Survey
	– <i>Site Analysis Plan;</i>		Appendix D: Architectural Plans (Stage 1 CSB)
	– <i>Stormwater Concept Plan;</i>		Appendix R: Civil Design
	– <i>Shadow Diagrams;</i>		Appendix D: Architectural Plans (Stage 1 CSB)
	– <i>View Analysis / Photomontages, including from public vantage points;</i>		Appendix J: Visual Impact Assessment
	– <i>An integrated Landscape Plan/Strategy (including identification any trees to be removed and trees to</i>		Appendix I: Landscape Design Report

SEARs Requirement	Specific SEARs issue	EIS Section	Consultant Report/Plan
	<i>be retained or transplanted);</i>		Appendix AM: Arborist Report
	– <i>Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures;</i>		Appendix L: Preliminary Construction Management Plan
	– <i>Geotechnical and Structural Report;</i>		Appendix T: Geotechnical Investigation Report Appendix U: Geotechnical Investigation Report (Phase 1) Appendix V: Geotechnical Investigation Report (Phase 2) Appendix W: Geotechnical Investigation Report (Phase 3) Appendix AN: Structural Report (CSB) Appendix AO: Structural Report (MSCP)
	– <i>Accessibility Report;</i>		Appendix AJ: Accessibility Report
	– <i>Schedule of materials and finishes.</i>		Appendix G: Architectural Design Report (Stage 1)

SEARs Requirement	Specific SEARs issue	EIS Section	Consultant Report/Plan
Consultation	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. City of Canada Bay Transport for NSW Roads and Maritime Services Government Architect NSW (via the NSW State Design Review Panel process)	Section 5.3: Consultation with Government Agencies	