

# Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the Environmental Planning and Assessment Act 1979  
Schedule 2 of the Environmental Planning and Assessment Regulation 2000

<b>Application Number</b>	SSD-10353
<b>Project Name</b>	Tweed Valley Hospital Stage 2
<b>Location</b>	771 Cudgen Road, Cudgen
<b>Applicant</b>	Health Administration Corporation
<b>Date of Issue</b>	18/07/2019
<b>General Requirements</b>	<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 the Environmental Planning and Assessment Regulation 2000 (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 the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> <li>· adequate baseline data</li> <li>· consideration of potential cumulative impacts due to other development in the vicinity (completed, underway or proposed)</li> <li>· measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li> </ul> <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>· 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</li> <li>· an estimate of the jobs that will be created by the future development during the construction and operational phases of the development</li> <li>· certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Statutory and Strategic Context</b></p> <p>Address the statutory provisions contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> <li>· State Environmental Planning Policy (State and Regional Development) 2011</li> <li>· State Environmental Planning Policy (Infrastructure 2007)</li> <li>· State Environmental Planning Policy (Coastal Management) 2018</li> <li>· State Environmental Planning Policy No. 64 – Advertising and Signage</li> <li>· State Environmental Planning Policy No.55 – Remediation of Land</li> <li>· State Environmental Planning Policy No. 44 – Koala Habitat</li> <li>· State Environmental Planning Policy No 33 – Hazardous and Offensive Development</li> <li>· Draft State Environmental Planning Policy (Remediation of Land)</li> <li>· Draft State Environmental Planning Policy (Environment)</li> <li>· Tweed Local Environmental Plan 2014</li> </ul>

- Tweed Local Environmental Plan 2000.

#### *Permissibility*

Detail the nature and extent of any prohibitions that apply to the development.

#### *Development Standards*

Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.

#### *Provisions*

Adequately demonstrate and document in the EIS how each of the provisions in the listed instruments are addressed, including reference to necessary technical documents.

#### *New Tweed Valley Hospital Concept Proposal*

In accordance with the *Environmental Planning and Assessment Act 1979*, demonstrate that the proposal is not inconsistent with the development consent granted for the New Tweed Valley Hospital Concept Proposal (SSD 9575).

### **2. Policies**

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities
- North Coast Regional Plan 2036
- Future Transport Strategy 2056
- State Infrastructure Strategy 2018 – 2038 Building the Momentum
- NSW State Health Plan: Towards 2021
- NSW Energy Efficiency Action Plan 2013
- NSW Resource Efficiency Policy (GREP)
- NSW Climate Change Policy Framework
- Crime Prevention Through Environmental Design (CPTED) Principles
- Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017)
- Tweed Development Control Plan 2008
- Tweed Coast Comprehensive Koala Plan of Management 2015
- Tweed Flying-fox Camp Management Plan 2017
- Tweed Draft Locality Plan - Kingscliff
- Tweed Sustainable Agriculture Strategy (June 2016)
- Tweed Shire Council Aboriginal Cultural Heritage Management Plan 2018
- Draft Tweed Scenic Landscape Strategy
- Draft Tweed Shire Council Rural Land Strategy 2017-2036.

### **3. Operation**

Provide details of the proposed hospital operations, including staff and visitor numbers.

### **4. Built Form and Urban Design**

- Assess how the proposed built form is consistent with and located in accordance with the built form, urban design and landscaping conditions imposed under SSD 9575.
- Assess how the proposal achieves consistency with the Tweed Valley Hospital Built Form and Urban Design Report.
- Address design quality and built form, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials and colours.
- Provide details of any digital signage boards, including size, location and finishes.
- Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.

- Provide detailed site and context analysis to justify the proposed site planning and design approach, including massing options and preferred strategy for future development.
- Provide a detailed site-wide landscape strategy.
- Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment and scenic landscape, including views to and from the site and any adjoining heritage items.
- Provide detail on way-finding and visual integration with scenic landscape.
- Address CPTED Principles.

® **Relevant Policies and Guidelines:**

- Draft Tweed Scenic Landscape Strategy

**5. Environmental Amenity**

- Address amenity impacts in accordance with the built form, urban design and landscaping conditions imposed under SSD 9575.
- Provide details of how and where the identified scenic amenities of the site and the locality will be protected or enhanced, including a Visual Impact Assessment Report in accordance with the conditions imposed under SSD 9575.
- Assess the impacts of the proposal on the existing agricultural activities on adjacent and adjoining land and what mitigation strategies are proposed.
- Assess the impact of existing adjoining and adjacent agricultural activities upon the proposal, including:
  - o tractor/machinery operation and truck movements within the vicinity of the subject area which may cause conflict
  - o potential sources of odour/air pollution from surrounding agricultural pursuits from the use of chemical sprays, inorganic fertilisers, organic fertilisers, and compost, burning of crops, dust, and chemical spray drift any proposed biological buffers between the buildings and adjacent agricultural land.
- Detail how a high level of internal amenity for the patients and workers will be provided relating to:
  - o access to natural daylight and ventilation
  - o acoustic separation and solar shading provisions
  - o additional spaces for patients and visitors to gather
  - o visual and physical access to outdoor landscape from inpatient rooms and waiting and circulation areas
  - o interior design strategies to promote patient recovery.
- Include a lighting strategy and measures to reduce spill into the surrounding sensitive receivers, including from digital signage and security lighting.

**6. Staging**

Provide details regarding the staging of the proposed development (if any).

**7. Transport and Accessibility**

- Include a transport and accessibility impact assessment in accordance with the conditions imposed under SSD 9575, which must also address the following matters:
  - o impact of existing and proposed development on the road network with consideration for a 10-year horizon
  - o site access arrangements, including site distance measurements
  - o provide an assessment of the impact on the Tweed Coast Road / Cudgen Road intersection and the Chinderah Road interchange with Pacific Highway and the need/associated funding for, and details of, upgrades or road improvement works, if required (traffic modelling is to be undertaken using SIDRA network modelling, or similar where required, for current and future years)
  - o provide details of proposed intersection improvements to mitigate impacts on

safety and capacity, including sight distance measurements, at the Tweed Coast Road / Cudgen Road intersection and the Chinderah Road interchange with Pacific Highway

- o provide details of servicing and parking arrangements, including swept paths for largest vehicles accessing the site.

· Provide a preliminary Construction Traffic and Pedestrian Management Plan to demonstrate the proposed management of the impact in relation to construction traffic addressing the following:

- o assessment of cumulative impacts associated with other construction activities (if any)
- o an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity
- o details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process
- o details of anticipated peak hour and daily construction vehicle movements to and from the site
- o details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle
- o details of temporary cycling and pedestrian access during construction.

® **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
- Standards Australia AS2890.3 (Bicycle Parking Facilities).

**8. Ecologically Sustainable Development (ESD)**

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design and ongoing operation phases of the development.
- Address ESD in accordance with the conditions imposed under SSD 9575.

® **Relevant Policies and Guidelines:**

- NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections.

**9. Agricultural Impact**

- Identify options to minimise and mitigate adverse impacts on agricultural resources, including agricultural lands, enterprises and infrastructure at the local and regional level.
- Provide an Agricultural Offset Plan in accordance with the conditions imposed under SSD 9575.

**10. Heritage**

Demonstrate how the recommendations and mitigation measures identified under the approved SSD 9575 have been incorporated in the design.

**11. Social Impacts**

Detail how the recommendations to address social impacts identified in SSD 9575 have been implemented in the design, construction and operation of the new hospital.

**12. Noise and Vibration**

Identify and provide a quantitative assessment of noise and vibration impacts in

accordance with the conditions of consent under the approved SSD 9575.

® **Relevant Policies and Guidelines:**

- NSW Noise Policy for Industry 2017 (EPA)
- Interim Construction Noise Guideline (DECC)
- Assessing Vibration: A Technical Guideline 2006
- Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008)
- Australian Standard 2363:1999 Acoustics – Measurement of noise from helicopter operations.

**13. Contamination**

- Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.

® **Relevant Policies and Guidelines:**

- Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP).

**14. 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.
- Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.

**15. Contributions**

Address Council's 'Section 7.11/7.12 Contribution Plan' and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.

**16. Drainage**

- Detail measures to minimise operational water quality impacts on surface waters and groundwater.
- Provide Stormwater Management Plans detailing the proposed methods of drainage in accordance with the conditions imposed under SSD 9575.

® **Relevant Policies and Guidelines:**

- Guidelines for development adjoining land and water managed by DECCW (OEH, 2013).

**17. Flooding**

Identify 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. If there is a material flood risk, include design solutions for mitigation.

**18. Bushfire**

Address bushfire hazard and, if relevant, prepare a report that addresses the requirements for Special Fire Protection Purpose Development as detailed in Planning for Bush Fire Protection 2006 (NSW RFS).

**19. Biodiversity Assessment**

- Biodiversity impacts related to the proposed development (SSD-10353) are to be assessed in accordance with the Biodiversity Assessment Method and

documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the *Biodiversity Conservation Act 2016* (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method.

- The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.
- The BDAR must include details of the measures proposed to address the offset obligation as follows:
  - o the total number and classes of biodiversity credits required to be retired for the development/project
  - o the number and classes of like-for-like biodiversity credits proposed to be retired
  - o the number and classes of biodiversity credits proposed to be retired in accordance with the variation rules
  - o any proposal to fund a biodiversity conservation action
  - o any proposal to make a payment to the Biodiversity Conservation Fund.
- If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.
- The BDAR must be submitted with all spatial data associated with the survey and assessment as per the BAM.
- The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the Biodiversity Conservation Act 2016.
- Where a Biodiversity Assessment Report is not required, engage a suitably qualified person to assess and document the flora and fauna impacts related to the proposal.

*Note: Notwithstanding these requirements, the Biodiversity Conservation Act 2016 requires that State Significant Development Applications be accompanied by a Biodiversity Development Assessment Report unless otherwise specified under the Act.*

## **20. 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:**

- Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)
- Guidelines for development adjoining land and water managed by DECCW (OEH, 2013).

## **21. Aviation**

- Provide a report prepared by a suitably qualified Aviation expert:
  - o providing details of any flight paths that may be impacted by the proposed development.
  - o providing details of impact of the proposed development on Aviation and Airspace protection considering the Obstacle Limitation Surface (OLS) for Gold Coast Airport
  - o providing the location of the proposed HLS
  - o providing a broad overview of the future HLS operations.

### **® Relevant Policies and Guidelines:**

- National Airports Safeguarding Framework (NASF); and
- Draft Guidelines for the establishment and operation of onshore Helicopter Landing

	<p>Sites available at: <a href="https://www.casa.gov.au/files/caap-92-2-2pdf">https://www.casa.gov.au/files/caap-92-2-2pdf</a>.</p> <p><b>22. Waste</b> Identify, quantify and classify the likely waste streams to be generated during construction and operation 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, mechanical plant) for the site.</p> <p><b>23. Construction Hours</b> 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.</p>
<p><b>Plans and Documents</b></p>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. 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"> <li>· A section 10.7(2) and (5) Planning Certificates (previously Section 149(2) and (5) Planning Certificate)</li> <li>· Architectural drawings showing key dimensions, RLs, scale bar and north point, including:             <ul style="list-style-type: none"> <li>o plans, sections and elevation of the proposal at no less than 1:200</li> <li>o illustrated materials schedule including physical or digital samples board with correct proportional representation of materials, nominated colours and finishes</li> <li>o details of proposed signage, including size, location and finishes</li> <li>o detailed annotated wall sections at 1:20 scale that demonstrate typical cladding, window and floor details, including materials and general construction quality</li> <li>o site plans.</li> </ul> </li> <li>· Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and site boundaries</li> <li>· Site Analysis and Context Plans, including:             <ul style="list-style-type: none"> <li>o demonstrate principles for future development and expansion, built form character and open space network</li> <li>o active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links</li> <li>o identifying the broader Kingscliff context, including key attractors (TAFE, schools, library, shops, etc.) and relationship of the hospital to these</li> </ul> </li> <li>· Sediment and Erosion Control Plan</li> <li>· Shadow Diagrams</li> <li>· View analysis, photomontages and architectural renders, including from those from public vantage points</li> <li>· Landscape architectural drawings showing key dimensions, RLs, scale bar and north point, including:             <ul style="list-style-type: none"> <li>o integrated landscape plans at appropriate scale, with detail of new and retained planting, shade structures, materials and finishes proposed</li> <li>o plan identifying significant trees, trees to be removed and trees to be retained or transplanted</li> <li>o staging (if proposed)</li> </ul> </li> <li>· Design report to demonstrate how design quality will be achieved in accordance with the above Key Issues including:             <ul style="list-style-type: none"> <li>o architectural design statement</li> <li>o diagrams, structure plan, illustrations and drawings to clarify the design intent of the proposal</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>o detailed site and context analysis</li> <li>o visual impact assessment identifying potential impacts on the surrounding built environment and scenic landscape</li> <li>o summary of feedback provided by GANSW and responses to this advice</li> <li>o summary report of consultation with the community and response to any feedback provided</li> <li>· Geotechnical and Structural Report</li> <li>· Accessibility Report</li> <li>· Arborist Report</li> <li>· Preliminary Construction Management Plan</li> <li>· Salinity Investigation Report</li> <li>· Acid Sulphate Soils Management Plan and</li> <li>· Schedule of materials and finishes.</li> </ul>
<b>Consultation</b>	<p>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:</p> <ul style="list-style-type: none"> <li>· Tweed Shire Council</li> <li>· Government Architect NSW</li> <li>· Transport for NSW</li> <li>· Transport for NSW (Roads and Maritime Services).</li> </ul> <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>
<b>Further consultation after 2 years</b>	<p>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.</p>
<b>References</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>