



10 December 2015

Mr Satwant Calais  
Gregory Hills Corporate Park Pty Ltd  
PO Box 119  
Oatlands NSW 2117

Our ref: SSD 7387

Dear Mr Calais

**SEARs for Camden Medical Campus Precinct (SSD 7387)  
The Hermitage Way, Gledswood Hills, Camden LGA**

Please find attached a copy of the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Camden Medical Campus Precinct. These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information. Please note that the Secretary may alter these requirements at any time.

If you do not lodge a development application (DA) and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department of Planning and Environment (the Department) will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive, detailed and genuine community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD/DVD) of the DA and EIS that will be required for reviewing purposes.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the

Commonwealth Department of the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact Megan Fu, who can be contacted on 9228 6531 or via email at [megan.fu@planning.nsw.gov.au](mailto:megan.fu@planning.nsw.gov.au)

Yours sincerely



10/12/15

Karen Harragon

**Director**

**Social and Other Infrastructure Assessments**  
as delegate for the Secretary

## 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*

<b>Application Number</b>	SSD 7387
<b>Proposal Name</b>	Staged development application for a concept proposal for the Camden Medical Campus Precinct
<b>Location</b>	The Hermitage Way, Gledswood Hills (Lot 8000 DP1209013)
<b>Applicant</b>	Gregory Hills Corporate Park Pty Ltd
<b>Date of Issue</b>	10 December 2015
<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 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"> <li>• adequate baseline data;</li> <li>• consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); and</li> <li>• measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li> </ul> <p>The EIS must also 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. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV;</li> <li>• an estimate of jobs that will be created during the construction and operational phases of the proposed development; and</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> – 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"> <li>• State Environmental Planning Policy (State &amp; Regional Development) 2011;</li> <li>• State Environmental Planning Policy (Infrastructure) 2007;</li> <li>• State Environmental Planning Policy No.55 – Remediation of Land;</li> <li>• State Environmental Planning Policy (Sydney Region Growth Centres) 2006; and</li> <li>• Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2-1997).</li> </ul>

	<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 and provide justification for any contravention of the development standards.</p> <p><b>2. Policies</b> Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• NSW State Priorities;</li> <li>• A Plan for Growing Sydney;</li> <li>• Turner Road Development Control Plan 2007;</li> <li>• Camden Development Control Plan 2011;</li> <li>• NSW Long Term Transport Master Plan 2012;</li> <li>• Sydney's Cycling Future 2013;</li> <li>• Sydney's Walking Future 2013; and</li> <li>• Healthy Urban Development Checklist, NSW Health.</li> </ul> <p><b>3. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>• Provide a building envelope study to provide justification for the proposed built forms.</li> <li>• Establish appropriate design guidelines and development parameters within the context of the locality and adjoining land, including but not limited to: <ul style="list-style-type: none"> <li>○ site layout;</li> <li>○ gross floor area;</li> <li>○ building footprints;</li> <li>○ height and massing/building envelopes;</li> <li>○ site access;</li> <li>○ interface with the riparian zone; and</li> <li>○ landscaping and tree planting.</li> </ul> </li> </ul> <p><b>4. Environmental Amenity</b> Provide information detailing the provision of solar access and any overshadowing impacts, acoustic impacts, privacy impacts, view loss and wind impacts. A high level of environmental amenity must be demonstrated.</p> <p><b>5. Staging</b> Provide details regarding the staging of the proposed development.</p> <p><b>6. Transport and Accessibility</b> Preparation of a Traffic and Transport Impact Assessment, which details, but is not limited to the following:</p> <ul style="list-style-type: none"> <li>• existing traffic and parking conditions, including daily and various peak period vehicle, public transport, pedestrian and bicycle movements and performance of the existing road network and intersections, including: <ul style="list-style-type: none"> <li>○ Camden Valley Way/Gregory Hills Drive/Oran Park Drive;</li> <li>○ Camden Valley Way/Rodeo Drive;</li> <li>○ Gregory Hills Drive/Central Hills Drive; and</li> <li>○ Gregory Hills Drive/Donovan Boulevard;</li> </ul> </li> <li>• estimate daily and various peak vehicle, public transport, pedestrian and bicycle movements likely to be generated by the proposed development and at various stages of development;</li> <li>• the traffic impacts of the proposed development on general traffic, public transport, pedestrian and bicycle movements;</li> <li>• any measures (including staging) required to mitigate impacts on intersections and the transport networks, having regard to local planning</li> </ul>
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	<p>controls;</p> <ul style="list-style-type: none"> <li>the access arrangements, including for vehicles, service vehicles, emergency vehicles, public transport, pedestrians and bicycles along the surrounding road network and within the site;</li> <li>the pedestrian and cycle connections/circulation and required upgrades within the precinct and connections to the external networks and to public transport facilities to meet the likely future demand and maintain road safety;</li> <li>the public transport infrastructure and services and required upgrades to meet the future demand;</li> <li>the visitor and staff car parking spaces, pick-up/drop-off areas and bicycle parking spaces and compliance with the relevant parking codes; and</li> <li>measures to promote travel choices that support sustainable travel, such as end-of-trip facilities, green travel plans and way finding strategies.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li><i>Guide to Traffic Generating Developments (RMS)</i></li> <li><i>EIS Guidelines – Road and Related Facilities (DoPI)</i></li> <li><i>NSW Planning Guidelines for Walking and Cycling</i></li> <li><i>Cycling Aspects of Austroads Guides</i></li> <li><i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i></li> </ul> <p><b>7. Ecologically Sustainable Development (ESD)</b> 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.</p> <p><b>8. Noise and Vibration</b> Identify the main noise and vibration generating sources and outline measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li><i>NSW Industrial Noise Policy (EPA)</i></li> <li><i>Assessing Vibration: A Technical Guideline 2006</i></li> </ul> <p><b>9. Contamination</b> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li><i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i></li> </ul> <p><b>10. Utilities</b></p> <ul style="list-style-type: none"> <li>Preparation of an 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.</li> <li>Preparation of 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.</li> </ul> <p><b>11. Bushfire</b> Address bushfire hazard and prepare a report that addresses the requirements for Special Fire Protection Purpose Development as detailed in Planning for Bush Fire Protection 2006 guidelines.</p>
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	<p><b>12. Water Sources</b></p> <ul style="list-style-type: none"> <li>Assess impacts on watercourses and riparian land and identify mitigation measures to manage any impacts.</li> <li>Assess impacts on groundwater, including groundwater quality, quantity and connectivity.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li><i>NSW Guidelines for Controlled Activities on Waterfront Land (DPI, 2012)</i></li> </ul> <p><b>13. Contributions</b> Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p><b>14. Drainage</b> Detail drainage associated with the proposal, including stormwater and drainage infrastructure.</p> <p><b>15. Flooding</b> Assess flood risk on site and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of extreme flood, climate change, sea level rise and an increase in rainfall intensity.</p>
<b>Plans and Documents</b>	<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"> <li>Architectural drawings (concept);</li> <li>Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings</li> <li>Site analysis plan;</li> <li>Pedestrian and vehicle circulation plan;</li> <li>Shadow diagrams (concept);</li> <li>View analysis/photomontage (concept);and</li> <li>Landscape plan (concept).</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 and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>Camden Council;</li> <li>Transport for NSW; and</li> <li>AGL.</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 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>
<b>References</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p>