

Planning Secretary's Environmental Assessment Requirements

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

Application Number	SSD 9575
Proposal Name	<p>Concept development application for proposed new Tweed Valley Hospital comprising:</p> <ul style="list-style-type: none"> • a concept proposal for a new hospital with associated facilities • concurrent stage 1 early works comprising site preparation, bulk earthworks to establish site levels, stormwater works, clearance of vegetation, utility augmentation, revegetation of part of the wetland area, construction of internal roads and retaining walls.
Location	771 Cudgen Road, Cudgen
Applicant	Health Administration Corporation
Date of Issue	27 September 2018
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 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 the 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 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. <p>The EIS must 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 • an estimate of the jobs that will be created by the future development during the construction and operational phases of the development <ul style="list-style-type: none"> • certification that the information provided is accurate at the date of preparation.
Key Issues	<p>Concept Proposal</p> <p>The EIS must address the following specific matters:</p> <p>1. Statutory</p> <p>Address the statutory provisions contained in all relevant environmental planning instruments, including:</p>

	<ul style="list-style-type: none"> • <i>State Environmental Planning Policy (State & Regional Development) 2011</i> • <i>State Environmental Planning Policy (Infrastructure 2007)</i> • <i>State Environmental Planning Policy No 33 – Hazardous and Offensive Development</i> • <i>State Environmental Planning Policy No.55 – Remediation of Land</i> • <i>State Environmental Planning Policy (Coastal Management) 2018</i> • <i>State Environmental Planning Policy No. 44 – Koala Habitat</i> • <i>Draft State Environmental Planning Policy (Remediation of Land)</i> • <i>Draft State Environmental Planning Policy (Environment)</i> • <i>Tweed Local Environmental Plan 2014</i> • <i>Tweed Local Environmental Plan 2000.</i> <p><i>Permissibility</i></p> <ul style="list-style-type: none"> • Detail the nature and extent of any prohibitions that apply to the development • Detail any land use conflict risk assessment and minimisation / avoidance strategies. <p><i>Development Standards</i></p> <ul style="list-style-type: none"> • Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards. <p><i>Surrounding Developments</i></p> <ul style="list-style-type: none"> • Identify the surrounding development approvals including Major Projects and address the impacts of the proposal on the development approvals. <p>2. Policies and Strategic Context Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW State Priorities • North Coast Regional Plan 2036 • Future Transport Strategy 2056 • NSW Energy Efficiency Action Plan 2013 • NSW Resource Efficiency Policy (GREP) • NSW Climate Change Policy Framework • State Infrastructure Strategy 2018 – 2038 Building the Momentum • NSW State Health Plan towards 2021 • Crime Prevention Through Environmental Design (CPTED) Principles • Healthy Urban Development Checklist (NSW Health) • Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017) • Tweed Development Control Plan 2008 including all the sections relevant to the siting of the future development • 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). <p>3. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Outline the strategy for consultation with the Government Architect NSW and how the feedback has been or will be incorporated into the concept proposal. • Provide a detailed justification for the proposed building envelope and site planning including massing options / design approach / preferred strategy for future development, supported by an urban design analysis.
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	<ul style="list-style-type: none"> • Demonstrate that proposed building envelope location and design are based on consideration of the operational requirements, benefits and potential impacts in the context of the immediate locality and the broader regional area. • Outline the design and development parameters for the proposed building envelope and the future development within the context of the locality, including but not limited to consideration of: <ul style="list-style-type: none"> ○ site and context analysis ○ site layout ○ gross floor area ○ building footprints ○ height and massing of the building envelopes ○ interface with surrounding developments. topography, streetscape and any public open space (if relevant) ○ site access ○ strategy for pedestrian access routes and separation of service and delivery areas ○ landscape strategy considering the security, topography, shade, integration with built form, open spaces and tree planting ○ materials and colours ○ strategies to integrate elements of Aboriginal Culture and Heritage holistically within the design ○ public art strategy (if relevant). • Provide photomontages or perspectives showing the building envelopes and, where feasible, the likely future development. <p>4. Environmental Amenity</p> <ul style="list-style-type: none"> • Include a preliminary assessment demonstrating how the concept proposal and future design requirements will achieve a high level of environmental amenity for the locality including: <ul style="list-style-type: none"> ○ solar access and overshadowing analysis outlining the impacts on surrounding developments (where applicable) and the public domain, including design options to minimise impacts ○ view analysis to the site from key vantage points and streetscape locations (photomontages or perspectives should be provided showing the building envelope and likely future development) to identify the loss of views that are currently being enjoyed by existing properties or locations (both private views and public domain views) ○ view analysis identifying the impact on highly valued landscapes and scenic qualities identified in the Cudgen district ○ impacts of the proposal on the amenity of surrounding developments including measures to minimise potential privacy ○ the lighting strategy and measures to reduce spill into the surrounding sensitive receivers and wider locality. • Provide details of how and where the identified scenic amenities of the site and the locality will be protected or enhanced in relation to the building envelope and the design strategy for the future development. • Include a preliminary assessment of the impact of existing adjoining and adjacent agricultural activities upon the proposal including: <ul style="list-style-type: none"> ○ tractor/machinery operation within the vicinity of the subject area which may cause conflict ○ 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 future buildings and adjacent agricultural land. • Include a preliminary assessment of the likely future impact/s of the proposal on the existing agricultural activities on adjacent and adjoining land and what mitigation strategies are proposed.
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	<ul style="list-style-type: none"> • Include a preliminary design strategy to demonstrate a high level of internal amenity for the patients and workers including: <ul style="list-style-type: none"> ○ access to natural daylight and ventilation ○ acoustic separation and solar shading provisions ○ additional spaces for patients and visitors to gather ○ visual and physical access to outdoor landscape from inpatient rooms and waiting and circulation areas ○ interior design strategies to promote patient recovery. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • “Tweed Scenic Landscape Evaluation Volumes 1 and 2 1995” • “Visual Management System Tweed Pilot 2004” Coastal Comprehensive Assessment prepared by the Department of Planning. <p>5. Staging</p> <ul style="list-style-type: none"> • Provide details regarding the staging of the proposed development. <p>6. Agricultural Impact</p> <ul style="list-style-type: none"> • Provide details of the impact of the proposal on mapped State Significant Farmland SSF) in terms of: <ul style="list-style-type: none"> ○ agricultural resources and industries ○ agricultural supplies in the North Coast region due to loss of SSF ○ fragmentation of existing SSF in the area ○ impact on other farmland including SSF in the region • the impact assessment should consider agricultural productivity, land values, agricultural investment, impacts to key support infrastructure/services including transport routes, adjoining land users (including a detailed Land Use Conflict Risk Assessment), impacts to water use from agriculture, regional communities and the environment. • Identify options to minimise and mitigate adverse impacts on agricultural resources, including agricultural lands, enterprises and infrastructure at the local and regional level. <p>7. Transport and Accessibility</p> <p>Include a transport and accessibility impact assessment, which details, but is not limited to the following:</p> <ul style="list-style-type: none"> • details of the current daily and peak hour vehicle, existing and future public transport networks and pedestrian and cycle movement provided on the road network located adjacent to the proposed development • details of estimated total daily and peak hour (AM, PM and weekend) trips generated by the proposal (volume and distribution), including vehicle, public transport, pedestrian and bicycle trips • details of the projected growth rate of the local daily peak hour traffic (AM, PM and weekend) in the locality • the impact of the proposed development on the existing and future local road network (considering a 10-year horizon) • the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand of the proposed development • measures to integrate the development with the existing/future public transport network • the impact of trips generated by the development on nearby intersections particularly, Tweed Road / Cudgen Road and Chinderah Road interchange with Pacific Highway • consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for, and details of, upgrades or road improvement works, if required (Traffic
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	<p>modelling is to be undertaken using SIDRA network modelling for current and future years)</p> <ul style="list-style-type: none"> • the identification of infrastructure required to ameliorate any impacts on traffic efficiency and road safety impacts associated with the proposed development, including details on improvements required to affected intersections including any intersection upgrades (if needed), additional bus stops or bus bays • the strategy in relation to travel demand management measures to minimise the impact on general traffic and bus operations • details of any strategies to provide supplementary transport services, including shuttle services or autonomous vehicles connecting the future hospital to the existing relevant retail / health precincts • the proposed walking and cycling access arrangements and connections to public transport services • the strategies for proposed bicycle parking provision, including end of trip facilities, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance in relation to the future development • details of the parking strategy, including the number of on-site car parking spaces that will be for staff and visitors and justification for the level of car parking provided on-site, including details of the management of those car parking area including accessibility and fees • an assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures and personal safety in line with Crime Prevention through Environmental Design • the strategies regarding emergency vehicle access, service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times) and where relevant, separation of these streams. • site distance measurements at proposed site access locations • swept path of longest vehicles accessing the site. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • 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). <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 <i>Environmental Planning and Assessment Regulation 2000</i>) will be incorporated in the design and ongoing operation phases of the development. • Provide a strategy outlining how the future development will be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy. • Undertake a preliminary analysis of the likely service demands for drinking water, wastewater and recycled water services and outline the
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	<p>preliminary Integrated Water Management principles detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. This should include preliminary details of sustainability initiatives that will minimise/reduce the demand on supplies.</p> <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • NSW Climate Change Policy Framework • Sustainability Policy for NSW Government • Government Resource Efficiency Policy • NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections. <p>9. Social and Economic Impacts</p> <ul style="list-style-type: none"> • Include an assessment of all the likely social and economic consequences of the hospital relative location, including the benefits the hospital would provide to the local region. The assessment should include (but not limited to) the following: <ul style="list-style-type: none"> ○ identification of all potential and perceived social and economic impacts and risks associated with the concept proposal, Stage 1 works and future use ○ identification of all potential and perceived impacts of the proposed development on the agricultural communities, resources and enterprises surrounding the site ○ consideration of all potential and perceived impacts of the proposal on agricultural productivity and land capability on the site and in relation to adjoining and near by sites ○ all potential and perceived noise and visual impacts during demolition and construction works ○ identification of the affected individual and groups during demolition and future construction works, including the users/occupiers of the surrounding properties ○ identification of the affected individual and groups who will be impacted by the future operation, including the users/occupiers of the surrounding properties ○ proposed mitigation measures to reduce the identified risks in the social and economic assessment. impact of the proposed activities on the local community including consideration of local planning and consultation findings • Outline future opportunities to deliver wider health related community or private activities and facilities within the site. • Identify Crime Prevention through Environmental Design principles that will be considered in relation to the future development, including considerations of the location of the nearby transport node, school, TAFE and swimming pool. • Outline all potential and perceived social and economic impacts on the development on the wider area, including particular impacts on the Tweed Heads City Centre and the adjacent farmland enterprises as a result of the relocation of the existing hospital services. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • Social Impact Assessment Guideline (IAIA, 2015) <p>10. Aboriginal Heritage</p> <ul style="list-style-type: none"> • Identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report
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	<p>(ACHAR). This may include the need for surface survey and test excavation.</p> <ul style="list-style-type: none"> • Identify and address the Aboriginal cultural heritage values in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH, 2010). • Undertake consultation with Aboriginal people and document in accordance with Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). The significance of cultural heritage values of Aboriginal people who have a cultural association with the land are to be documented in the ACHAR. • Identify, assess and document all impacts on the Aboriginal cultural heritage values in the ACHAR. • The EIS and the supporting ACHAR must demonstrate attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR and EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • Tweed Aboriginal Cultural Heritage Management Plan 2018 <p>11. Noise and Vibration</p> <ul style="list-style-type: none"> • Outline key noise mitigation and management strategies that would inform the final design of the hospital to minimise potential noise impacts on the surrounding sensitive receivers. • Outline key strategies to avoid or reduce impact of noise on the users of the site due to agricultural activities on the adjoining lands (tractor operations / road noise). • Outline tentative locations of the proposed helipad, driveway / road access, loading docks, service areas and other back of house areas to demonstrate that the noise impacts on sensitive receivers are avoided wherever possible. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • NSW Noise Policy for Industry 2017 (EPA) <p>12. Contamination</p> <ul style="list-style-type: none"> • Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with <i>State Environmental Planning Policy No.55</i> (SEPP 55). <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP) <p>13. Utilities</p> <ul style="list-style-type: none"> • Identify that adequate and secured water supply is available for the life of the project. • Prepare an Infrastructure Management Plan and Integrated Water Management Plan including (but not be limited to) the following: <ul style="list-style-type: none"> ○ water demands including peak and fire flows, lead in mains sizing considering relatively low water supply pressure and fire flow availability at the site ○ sewer loading estimates ○ details of the temporary and permanent Sewer Ejection Pump Station flow rate, design and operation parameters
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	<ul style="list-style-type: none"> ○ consideration of the impact of the development on the sewer rising main system and wastewater treatment plant as this development was not considered in the sizing of existing and proposed sewer mains and the treatment plant ○ preliminary outline information of Liquid Trade Waste information including composition and quantities as the future hospital will be required to enter into a Trade Waste Agreement to discharge to Council's sewerage system ○ conceptual details of the design and location of static water supplies to be used for future firefighting purposes ○ details of any non-reticulated water to be used for drinking purposes that includes a Quality Assurance Program to the satisfaction of NSW Health ○ identify, where relevant, the location of the existing septic tanks and disposal trenches and identify the future intention regarding decommissioning or otherwise. <p>14. Water and Soils</p> <ul style="list-style-type: none"> • Identify the background conditions for any water resource likely to be affected by the development. • Identify and map the water sources likely to be impacted by the development including rivers, estuaries, waterways, wetlands, groundwater, groundwater dependent ecosystem, proposed intake and discharge locations. • Assess impacts on hydrology including water balance, surface and ground water sources (both quality and quantity), downstream water dependent flora and fauna, related infrastructure, adjacent licensed water users, rivers, streams, wetlands, estuaries, basic landholder rights, groundwater dependent ecosystems. • Outline strategies and measures proposed to reduce and mitigate these impacts on hydrological attributes. • Information regarding the proposed surface and groundwater monitoring activities and broad methodologies. • Prepare a Dewatering Management strategy where groundwater is likely to be intercepted by either Sage 1 or future works. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • Guidelines for controlled activities on Waterfront land (2018) <p>15. Contributions</p> <ul style="list-style-type: none"> • Address Council's 'Section 94/94A Contribution Plan' and/or any Voluntary Planning Agreement, which may be required to be amended because of the proposed development. <p>16. Drainage</p> <ul style="list-style-type: none"> • Detail drainage associated with the proposal, including stormwater and drainage infrastructure. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • Guidelines for development adjoining land and water managed by DECCW (OEH, 2013) <p>17. Flooding and coastal hazards</p> <ul style="list-style-type: none"> • 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 (DIPNR, 2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity.
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	<ul style="list-style-type: none"> • Provide the preliminary assessment of the impact of flooding and coastal hazards in relation to the proposed development in accordance with the document 'Attachment A – OEH Standard Environmental Assessment Requirements (sub points 17 to 22), which is attached to the SEARs. <p>18. Bushfire</p> <ul style="list-style-type: none"> • 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 (NSW RFS). • Identify and assess the risks of constructing a public facility such as a hospital on mapped bushfire prone land. <p>19. Biodiversity Assessment</p> <ul style="list-style-type: none"> • Biodiversity impacts related to the proposed development (SSD 9249) 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 <i>Biodiversity Conservation Act 2016</i> (s6.12), <i>Biodiversity Conservation Regulation 2017</i> (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: <ul style="list-style-type: none"> ○ the total number and classes of biodiversity credits required to be retired for the development/project ○ the number and classes of like-for-like biodiversity credits proposed to be retired ○ the number and classes of biodiversity credits proposed to be retired in accordance with the variation rules ○ any proposal to fund a biodiversity conservation action ○ any proposal to conduct ecological rehabilitation (if a mining project) ○ 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 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 <i>Biodiversity Conservation Act 2016</i>. <p><i>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.</i></p> <p>20. Waste</p> <ul style="list-style-type: none"> • Identify, quantify and classify the likely waste streams to be generated during construction of future phases 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. • Outline preliminary strategies to manage operational waste including clinical waste.
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	<p>21. Community Engagement Strategy</p> <ul style="list-style-type: none"> • Identify and detail the communication and community engagement activities undertaken and proposed to be undertaken to refine the concept proposal. • Details of all community consultation processes with the local landholders and industries that are potentially affected by the proposal. • Identify all future community engagement strategies in relation to future stages of the proposal. <p>22. Impact on Airspace</p> <ul style="list-style-type: none"> • Prepare an Aviation Impact Statement (AIS) by a suitably qualified aviation consultant, which provides an assessment of the potential impacts of the development on aviation. • The AIS report will need to assess the risks posed by the completed development, the associated construction methodology (e.g. crane operations) and the future helicopter operations in relation to: <ul style="list-style-type: none"> ○ instrument flight procedures ○ aviation communication, navigation and surveillance facilities ○ air traffic services. <p>23. Underground petroleum storage system</p> <ul style="list-style-type: none"> • Identify whether the future development will involve installation of underground petroleum storage system within the meaning of Protection of Environment Operations (Underground Petroleum Storage Systems) Regulation 2014, to power the backup generators. <p><u>Stage 1 works</u></p> <p>The EIS for the Stage 1 works must address the following specific matters:</p> <p>1. Bulk Earthworks</p> <ul style="list-style-type: none"> • Provide a plan for bulk earthworks including extent of cut and fill, retaining wall heights and extent and any haulage requirements. • Identify the location of the future construction works. <p>2. Site Office details</p> <ul style="list-style-type: none"> • Confirm whether the existing dwelling on the site is to be used as a site office during Stage 1 works and if it is, then provide details of the adequacy of existing or future effluent disposal. <p>3. Transport and Accessibility</p> <ul style="list-style-type: none"> • A Transport Impact Assessment must be prepared that reassess the transport impacts of Stage 1 works within the context of the assessment undertaken for the concept proposal. • Detail access arrangements for the Stage 1 works and measures to mitigate any associated pedestrian, cyclist or traffic impacts. • Prepare a preliminary Construction Traffic and Pedestrian Management Plan (CTPMP) to demonstrate the proposed management of the impact in relation to construction traffic addressing the following: <ul style="list-style-type: none"> ○ assessment of cumulative impacts associated with other construction activities (if any) ○ 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
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	<ul style="list-style-type: none"> ○ details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicles ○ details of temporary cycling and pedestrian access during construction ○ details of vehicle routes, numbers of trucks by type, hours of operation, access management and traffic control measures for all phases of Stage 1. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • Guide to traffic generating developments (RMS). <p>4. Noise and Vibration</p> <ul style="list-style-type: none"> • Identify and provide a quantitative assessment of the main noise and vibration generating sources and activities during Stage 1 including, where applicable, demolition, site preparation, piling, earthworks, construction, concrete crushing. This should include an assessment of: <ul style="list-style-type: none"> ○ background noise at the most affected sensitive receivers within the site, adjacent to the site and in close proximity to the site in accordance with the guidance material provided in EPA's Noise Policy for Industry (NPI) 2017; ○ detailed noise modelling of noise generated as part of the Stage 1 works at sensitive receivers; ○ intra-day respite periods for continuous, noisy works; and ○ the locations and hours of all noisy equipment, including the concrete batching plant, if relevant; • Outline measures to minimise and mitigate the potential noise impacts on all surrounding sensitive receivers. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • Interim Construction Noise Guideline (DECC) • Assessing Vibration: A Technical Guideline 2006. <p>5. Sediment, Erosion and Dust Controls</p> <ul style="list-style-type: none"> • Detail the management of stormwater flows during Stage 1 works, including detail of stormwater and drainage infrastructure to mitigate impacts of flows to and from the site as well as rainwater harvesting and storage on-site for reuse during Stage 1. • Detail measures and procedures to minimise and manage the generation and off-site transmission to prevent any form of water pollution. • The Plan should assess the effectiveness or adequacy of any soil management and mitigation measures during Stage 1 works. • Includes details of stabilisation of the discharge point. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • 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). <p>6. Contamination</p> <ul style="list-style-type: none"> • Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. • Undertake a hazardous materials survey of all existing structures and infrastructure prior to any demolition or site preparation works.
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	<p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • 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). • Managing Land Contamination, Planning Guidelines SEPP 55 – Remediation of Land (Department of Urban Affairs and Planning and Environment Protection Authority, 1998). <p>7. Ecologically Sustainable Development</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 into Stage 1 of the development. • Address how the Stage 1 works will reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction measures, use of sustainable and low carbon materials, energy and water efficient design and technology and use of renewable energy. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections. <p>8. Biodiversity Assessment</p> <ul style="list-style-type: none"> • Identify and address the biodiversity impacts associated with the Stage 1 works in accordance with the requirements of the <i>Biodiversity Conservation Act 2016</i>. <p><i>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.</i></p> <p>9. Aboriginal Heritage</p> <ul style="list-style-type: none"> • Address Aboriginal Cultural Heritage relevant to Stage 1 works 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 (DECCW). <p>10. Acid Sulfate Soil</p> <ul style="list-style-type: none"> • Address the impacts of the Stage 1 works on acid sulfate soil present on the site including preparation of an Acid Sulfate Soil Management Plan. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • Acid Sulfate Soil Manual, ASSMAC 1998. <p>11. Drainage</p> <ul style="list-style-type: none"> • Detail measures to minimise operational water quality impacts on surface waters and groundwater. • Stormwater plans detailing the proposed methods of drainage without impacting on the downstream properties. • Prepare a Dewatering Management Plan where groundwater will or is likely to be intercepted, including impacts from dewatering on acid sulfate soils, and the collection, storage, monitoring and treatment of extracted groundwater associated with acid sulfate soils. <p>→ Relevant Policies and Guidelines:</p>
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	<ul style="list-style-type: none"> Guidelines for development adjoining land and water managed by DECCW (OEH, 2013). <p>12. Waste</p> <ul style="list-style-type: none"> Identify, quantify and classify the likely waste streams to be generated during the Stage 1 works including any asbestos waste, lead-based paint and PCBs. 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. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site. <p>13. Construction Hours</p> <p>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>
Plans and Documents	<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"> Architectural drawings <ul style="list-style-type: none"> showing key dimensions, RLs, scale bar and north point, including: <ul style="list-style-type: none"> plans, sections and elevation of the proposal illustrated materials schedule including physical or digital samples board. Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings site boundaries and remnant and planted vegetation on the site Site Analysis Plan, including: <ul style="list-style-type: none"> site and context plans that demonstrate principles for future development and expansion, built form character and open space network active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links site and context plans that demonstrate principles for future network, active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links. Sediment and Erosion Control Plan Shadow Diagrams View analysis, photomontages and architectural renders, including those from public vantage points Preliminary landscape drawings showing key dimensions, RLs, scale bar and north point, including: <ul style="list-style-type: none"> integrated landscape strategies at appropriate scale plan identifying significant trees, trees to be removed and strategies for trees to be retained or transplanted. Design report to demonstrate how design quality will be achieved in accordance with the above Key Issues including: <ul style="list-style-type: none"> architectural design statement diagrams, structure plan, illustrations and drawings to clarify the design intent of the proposal detailed site and context analysis analysis of options considered including building envelope study to justify the proposed site planning and design approach

	<ul style="list-style-type: none"> ○ visual impact assessment identifying potential impacts on the surrounding built environment ○ summary report of consultation with the community and response to any feedback provided. ● Geotechnical and Structural Report ● Accessibility Report ● Arborist Report ● Salinity Investigation Report (if applicable).
Consultation	<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 (this includes Tweed Byron Aboriginal Land Council). In particular, you must consult with:</p> <ul style="list-style-type: none"> ● Tweed Shire Council ● Government Architect NSW (through the new SDRP process) ● Transport for NSW (TfNSW) ● Roads and Maritime Services (RMS) ● Rural Fire Service (RFS). <p>Consultation TfNSW, GA, RFS and RMS should commence as soon as practicable to agree the scope of investigation.</p> <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 two years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must consider relevant guidelines, policies, and plans as identified.</p>