

Development details

Application number	
Project name	
Project description	
Location	
Applicant	
Date of issue	

Content and guidance

Any Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Schedule 2 of the *Environmental Planning and Assessment Regulation* (EP&A Regulation) and the *State Significant Development Guide*.

Relevant policies and guidelines can be found at <https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>.

Some issues, assessment requirements and documentation may not apply to all developments. Applicants should identify and respond to the requirements that are applicable to the proposed development. If an issue is not considered to apply, applicants should provide reasoning as to why.

Key issues and documentation

Issue and Assessment Requirements	Documentation
<p>1. Statutory Context</p> <ul style="list-style-type: none">Address all relevant legislation, Environmental Planning Instruments (EPIs) (including drafts), plans, policies and guidelines.Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.Address the requirement of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination.	<ul style="list-style-type: none">Address in EIS
<p>2. Capital Investment Value and Employment</p> <ul style="list-style-type: none">Provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor.Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided.	<ul style="list-style-type: none">Cost Summary Report

<p>3. Design Excellence</p> <ul style="list-style-type: none"> • Demonstrate how the development will achieve design excellence in accordance any relevant EPI provisions and the seven objectives for good design in <i>Better Placed</i>. • Where required by an EPI or concept approval, or where proposed, demonstrate how the development has been subject to a competitive design process, carried out in accordance with an endorsed brief and terms of reference. Recommendations (from the jury or design integrity panel) are to be addressed prior to lodgement. • In all other instances, demonstrate that the development has been reviewed by the State Design Review Panel. Recommendations are to be addressed prior to lodgement. • Detail the measures to ensure design integrity is maintained in subsequent stages of the planning process (such as post approval and any modifications). 	<ul style="list-style-type: none"> • Design Excellence Strategy
<p>4. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. • Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. • Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, roof design, materials, finishes, colours, any signage and integration of services. • Assess how the development complies with the relevant accessibility requirements. 	<ul style="list-style-type: none"> • Architectural drawings • Design Report • Survey Plan • Building Code of Australia Compliance Report • Accessibility Report • Signage and Wayfinding Strategy
<p>5. Environmental Amenity</p> <ul style="list-style-type: none"> • Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces. • Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing, wind impacts and acoustic impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated. • Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding buildings and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant). 	<ul style="list-style-type: none"> • Shadow Diagrams • View Analysis • Pedestrian Wind Environment Assessment

<p>6. Visual Impact</p> <ul style="list-style-type: none"> • Provide a visual analysis of the development, including photomontages or perspectives showing the proposed and likely future development. • Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment. 	<ul style="list-style-type: none"> • Visual Analysis • Visual Impact Assessment
<p>7. Public Space</p> <ul style="list-style-type: none"> • Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. • Demonstrate how the development: <ul style="list-style-type: none"> ○ ensures that public space is welcoming, attractive and accessible for all. ○ maximises permeability and connectivity. ○ ensures public spaces have excellent amenity, suitable for their intended use, such as through adequate facilities, solar access, shade and wind protection. ○ minimises potential vehicle, bicycle and pedestrian conflicts. • Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with <i>Crime prevention and the assessment of development applications</i>. 	<ul style="list-style-type: none"> • Public Space Plan • CPTED Report
<p>8. Trees and Landscaping</p> <ul style="list-style-type: none"> • Asses the number, location and condition of trees to be removed and retained and note any existing canopy coverage to be retained on-site. • Provide a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> ○ details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage. ○ provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. ○ demonstrates how the proposed development would: <ul style="list-style-type: none"> ▪ contribute to long term landscape setting in respect of the site and streetscape. ▪ mitigate the urban heat island effect and ensure appropriate comfort levels on-site. ▪ contribute to objective to increase urban tree canopy cover. ▪ maximise opportunities for green infrastructure, consistent with <i>Greener Places</i>. 	<ul style="list-style-type: none"> • Arboricultural Impact Assessment or Preliminary Tree Assessment • Landscape Plan

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<p>9. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none">• Identify how ESD principles (as defined in clause 7(a) of Schedule 2 of the EP&A Regulation) would be incorporated in the design and ongoing operation of the development.• Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.• Demonstrate how the development incorporates measures to minimise carbon emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of resources, water (including water sensitive urban design) and energy.	<ul style="list-style-type: none">• ESD Report
<p>10. Traffic, Transport and Accessibility</p> <ul style="list-style-type: none">• Provide a transport and accessibility impact assessment, which includes:<ul style="list-style-type: none">○ an analysis of the existing transport network, including the road hierarchy and any pedestrian, cycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections.○ details of the proposed development, including vehicular access arrangements (including swept path analysis), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading.○ analysis of the impacts of the proposed development (including justification for the methodology used), including proposed modal split, a forecast of additional daily and peak hour vehicle movements as a result of the development (using SIDRA modelling or other industry standard at 5 year intervals), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cycle conflict) and any cumulative impact from surrounding approved developments.○ proposal for measures to mitigate any traffic impacts, including intersection upgrades to achieve acceptable performance, and the timing, viability and mechanisms of delivery of any infrastructure improvements.○ proposals to increase walking and cycling mode share, such as connections into existing walking and cycling networks, high quality end-of-trip facilities and adequate bicycle parking for visitors, employees and residents (provided in accordance with the relevant rates, specifications and standards).○ measures to promote sustainable travel choices for employees, residents or visitors, such as minimising car parking provision, encouraging car share and public transport, cycling and walking, implementing a green travel plan and providing end-of-trip facilities.	<ul style="list-style-type: none">• Transport and Accessibility Impact Assessment• Construction Traffic Management Plan• Green Travel Plan or equivalent

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<ul style="list-style-type: none"> ○ analysis of the impacts of the traffic generated during construction of the proposed development, including pedestrian and vehicle movements, routes and access arrangements, any mitigation or management measures and coordination with any other construction activities occurring in the area. 	
<p>11. Biodiversity</p> <ul style="list-style-type: none"> ● Assess any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted. ● If the development is on biodiversity certified land, demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification. 	<ul style="list-style-type: none"> ● Biodiversity Development Assessment Report or BDAR Waiver
<p>12. Air Quality</p> <ul style="list-style-type: none"> ● Provide an air quality assessment of on-site and off-site air quality impacts, including odours, prepared in accordance with the relevant EPA guidelines. The assessment must detail construction and operational air quality impacts both on-site and on nearby sensitive receivers and outline the proposed management and mitigation measures that would be implemented. 	<ul style="list-style-type: none"> ● Air Quality Impact Assessment
<p>13. Noise and Vibration</p> <ul style="list-style-type: none"> ● Provide a noise and vibration assessment prepared in accordance with the relevant EPA guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented. 	<ul style="list-style-type: none"> ● Noise and Vibration Impact Assessment
<p>14. Ground and Water Conditions</p> <ul style="list-style-type: none"> ● Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site. ● Provide an assessment of the potential impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, groundwater dependent ecosystems, drainage lines, downstream assets and watercourses. ● Provide an assessment of salinity and acid sulfate soil impacts. 	<ul style="list-style-type: none"> ● Geotechnical Assessment ● Surface and Groundwater Impact Assessment ● Salinity Management Plan and/or Acid Sulfate Soils Management Plan
<p>15. Stormwater and Wastewater</p> <ul style="list-style-type: none"> ● Provide an Integrated Water Management Plan for the development that: <ul style="list-style-type: none"> ○ is prepared in consultation with the local council and any other relevant drainage authority. 	<ul style="list-style-type: none"> ● Integrated Water Management Plan

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<ul style="list-style-type: none"> ○ details the proposed drainage design for the site including on-site detention facilities, water quality measures and the nominated discharge points. ○ demonstrates compliance with the local council or other drainage authority requirements and avoid adverse impacts on any downstream properties. ● Where drainage infrastructure works are required that would be handed over to the local council, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with the local council and comply with the local council's relevant standards. 	
<p>16. Flooding Risk</p> <ul style="list-style-type: none"> ● Identify any flood risk on-site having regard to adopted flood studies for the development site, consideration of any relevant provisions of the <i>NSW Floodplain Development Manual</i> and the potential effects of climate change, sea level rise and an increase in rainfall intensity. ● Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions to mitigate flood risk where required. 	<ul style="list-style-type: none"> ● Flood Risk Assessment
<p>17. Hazards and Risks</p> <ul style="list-style-type: none"> ● Provide a preliminary risk screening of all dangerous goods and hazardous materials associated with the development proposed in accordance with SEPP 33. ● Where required by SEPP 33, provide a Preliminary Hazard Analysis prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis</i>. ● If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis. 	<ul style="list-style-type: none"> ● Preliminary Hazard Analysis
<p>18. Contamination and Remediation</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. ● Provide a hazardous materials survey of existing aboveground buildings that are proposed to be demolished or altered. 	<ul style="list-style-type: none"> ● Preliminary Site Investigation <p>If required, include the below:</p> <ul style="list-style-type: none"> ● Detailed Site Investigation ● Remedial Action Plan ● Preliminary Long-term Environmental Management Plan ● Hazardous Material Survey

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<p>19. Waste Management</p> <ul style="list-style-type: none"> Identify, quantify and classify the likely waste streams to be generated during construction and operation. Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements for the site. 	<ul style="list-style-type: none"> Waste Management Plan
<p>20. Cultural Heritage</p> <ul style="list-style-type: none"> Provide a statement of significance and an assessment of the impact on the heritage significance of any heritage items, or conservation areas, on and adjacent to the site prepared in accordance with the relevant guidelines. Address any archaeological potential and significance on the site and the impacts the development may have on this significance. 	<ul style="list-style-type: none"> Statement of Heritage Impact
<p>21. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site. 	<ul style="list-style-type: none"> Aboriginal Cultural Heritage Assessment Report
<p>22. Social Impact</p> <ul style="list-style-type: none"> Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guideline</i>. 	<ul style="list-style-type: none"> Social Impact Assessment
<p>23. Infrastructure Requirements and Utilities</p> <ul style="list-style-type: none"> In consultation with relevant service providers: <ul style="list-style-type: none"> assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development. 	<ul style="list-style-type: none"> Infrastructure Delivery, Management and Staging Plan
<p>24. Bush Fire Risk</p> <ul style="list-style-type: none"> If the development is on bush fire prone land, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>. 	<ul style="list-style-type: none"> Bush Fire Assessment

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<p>25. Aviation</p> <ul style="list-style-type: none"> • If the site is near an airport, airfield or helicopter landing site (HLS) or an HLS is proposed provide a report: <ul style="list-style-type: none"> ○ identifying whether the proposed development is located within any of the applicable Australian Noise Exposure Forecast (ANEF) contours. ○ providing details of any flight paths that may be impacted by the proposed development. • Assess any potential impacts of the development on the aviation operations of any nearby airports and affected flight paths of any existing HLS. 	<ul style="list-style-type: none"> • Aviation Report
<p>26. Contributions and Public Benefit</p> <ul style="list-style-type: none"> • Address the requirements of any relevant contribution plan(s), voluntary planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit. • Where the development proposed alternative public benefits or a departure from an existing contributions framework, this is to be agreed with the local council, the Department and relevant State agencies prior to lodgement. 	<ul style="list-style-type: none"> • Address in EIS
<p>27. Consultation</p> <ul style="list-style-type: none"> • Detail consultation undertaken consistent with the <i>Undertaking Engagement: Guidance for State Significant Projects</i>, including any issues raised and feedback provided, and how the development has considered and responded. In particular, applicants must consult with: <ul style="list-style-type: none"> ○ the relevant Department assessment team. ○ any relevant local councils. ○ any relevant agencies. ○ the community (proportionate to the scale, likely impacts and likely level of community interest in the development). ○ if the development would have required an approval or authorisation under another Act but for the application of section 4.41 and 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. ○ if the development meets any threshold for referral or concurrence under SEPP (Infrastructure) 2007, the agency relevant to that referral or concurrence. 	<ul style="list-style-type: none"> • Consultation Report

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Version details

Version Number	Publication Date	Notes
Exhibition Draft	9 December 2020	-