

Mayor: Cr K Milne

Councillors: P Allsop
R Byrnes (Deputy Mayor)
C Cherry
R Cooper
J Owen
W Polglase

Late Agenda (Addendum & Reports)

**Ordinary Council Meeting
Thursday 20 September 2018**

held at
Harvard Room, Tweed Heads Administration Building, Brett Street, Tweed Heads
commencing at 5.30pm

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ADDENDUM ITEMS

34 [ADDENDUM-E-CM] RFO2018097 Byrrill Creek Road Bridge - Piling Works

SUBMITTED BY: Infrastructure Delivery

Valid



People, places and moving around
Who we are and how we live

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK:

- 3 People, places and moving around
- 3.3 Moving around
- 3.3.4 Roads, Traffic, Footpaths and Cycleways - To provide and maintain a network of roads and bridges, footpaths and cycleways that is safe, efficient and accessible.

ROLE: **Provider**

SUMMARY OF REPORT:

Request for Offer RFO2018097 has been called to engage a suitably qualified and experienced contractor from the open market to construct bored piles for a new bridge at Byrrill Creek Road damaged during the March 2017 flood event.

The evaluation of the offers against the Selection Criteria is contained in the Offer Evaluation Report included in **CONFIDENTIAL ATTACHMENT 1**. The recommendations are based on the evaluation.

RECOMMENDATION:

That in respect to Contract RFO2018097 Byrill Creek Road Bridge – Piling Works:

- 1. Council awards the offer to Wagstaff Piling Pty Ltd (ABN: 26 052 146 488), for the amount of \$372,900.00 (exclusive of GST).**
- 2. The General Manager be granted delegated authority to approve appropriately deemed variations to the contract and those variations be reported to Council at finalisation of the contract.**
- 3. ATTACHMENT 1 is CONFIDENTIAL in accordance with Section 10A(2) of the Local Government Act 1993, because it contains:-**
 - (d) commercial information of a confidential nature that would, if disclosed:**
 - (i) prejudice the commercial position of the person who supplied it, or**
 - (ii) confer a commercial advantage on a competitor of the council, or**
 - (iii) reveal a trade secret.**

REPORT:

Offer Background

Request for Offer RFO2018097 Byrrill Creek Road Bridge – Piling Works has been called to engage a suitably qualified and experienced contractor from the open market to construct the piles for a new bridge at Byrrill Creek Road damaged during the March 2017 flood event.

Request for Offer Advertising

Offers were officially invited in accordance with the provisions of the Local Government Act 1993 and the NSW Local Government (General) Regulation 2005. The Request for Offers was advertised on Tuesday 14 August 2018 in The Sydney Morning Herald and Tweed Link. The Offer was also advertised on 11 August 2018 in Brisbane Courier Mail, Gold Coast Bulletin and on Council's website.

Offer submissions closed at 4.00pm (local time) on 5 September 2018 in the Tender Box located in the foyer at the Tweed Shire Council Civic and Cultural Centre, Murwillumbah NSW 2484.

Offer Addendums

There was one (1) Notice to Bidders issued before close of Offer.

Addendum No. 1 was issued to provide a copy of the DPI Fisheries Permit that is required to be followed for the construction of the piling work.

Offer Evaluation

An Offer Evaluation Plan was developed based on the premise that competitive Offers were to be received so that offers could be scored against specific evaluation criteria in order to select the best value Offer.

Council's Offer Evaluation Panel was made up as follows:

Position
Coordinator - Flood Restoration
Project Manager Flood (Contracts Consultant Public Works Advisory)
Project Manager - Contracts

The Offers were evaluated based on the criteria noted in the table below which were also listed in the Conditions of Offering.

Criterion	RFO Document Reference	Weighting (%)
Value for Money (Normalised Offer Price)	Schedule 2 & 3	60
Capability and Experience in Similar Works	Schedule 4	15
Methodology and Program	Schedule 6	15

Local Content (Development of Local Business/Industry) (Mandatory 10% assessment as per Policy)	Schedule 11	10
	Total	100

The details of the price and non-price evaluation are shown on the Offer Evaluation Report. A copy of the Offer Evaluation Report is included as ATTACHMENT 1 which is CONFIDENTIAL in accordance with Section 10A(2):

- (d) commercial information of a confidential nature that would, if disclosed:
- (i) prejudice the commercial position of the person who supplied it, or
 - (ii) confer a commercial advantage on a competitor of the council, or
 - (iii) reveal a trade secret

The information identifies the Bidder in relation to the Offer price and the evaluation of the products offered by the Bidder. If disclosed, the information would be likely to prejudice the commercial position of the Bidder in terms of market competitiveness by giving their competitors an advantage. Accordingly, disclosure of the information is not in the public interest. Recommendations appear below for the Offer.

OPTIONS:

That Council:

1. Council awards the offer to Wagstaff Piling Pty Ltd (ABN: 26 052 146 488), for the amount of \$372,900.00 (exclusive of GST).
2. Declines to accept any of the Offers, including reasons for this course of action in accordance with Regulation 178 of the Local government (General) Regulation 2005).

CONCLUSION:

It is concluded, in regards to RFO2018097 for Byrill Creek Road Bridge – Piling Works that the offer from Wagstaff Piling Pty Ltd provides the best value to install bored concrete piles to form part of a new bridge at Byrill Creek Road.

COUNCIL IMPLICATIONS:

a. Policy:

The Offer invitation and evaluation have been conducted in accordance with the provisions of:

- The Local Government Act 1993 and the NSW Local Government (General) Regulation 2005.
- Council's Procurement Policy.
- In accordance with Local Government (General) Regulations 2005.

b. Budget/Long Term Financial Plan:

Provision for the RFO2018097 for Byrill Creek Road Bridge – Piling Works is included in the 2018/2019 Budget.

c. Legal:
Not Applicable.

d. Communication/Engagement:
Inform - We will keep you informed.

UNDER SEPARATE COVER/FURTHER INFORMATION:

(Confidential) Attachment 1. RFO2018097 - Offer Evaluation Report (ECM 5554369).

LATE ITEMS

35 [LATE-MM-CM] Mayoral Minute - NSW Disaster Funding Arrangements

SUBMITTED BY: Cr K Milne, Mayor

mhm



Making decisions with you
We're in this together

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK:

2	Making decisions with you
2.2	Engagement
2.2.4	Councillor and Civic Business - To provide assistance to Councillors and support for Council to operate within its legal framework.

ROLE: **Leader**

SUMMARY OF REPORT:

The existing NDRRA funding arrangements are proposed to be replaced with the new DRFA arrangements in NSW from 1 November 2018. The DRFA will be administered in NSW according to the new NSW Disaster Assistance Guidelines 2018 (which have not yet been released). The Office of Emergency Management will request councils to opt-in to the new arrangements prior to 1 November 2018.

While there appears to be a number of benefits to Council under the DRFA arrangements (such as inclusion of funding for use of internal day labour and plant), Council's co-contributions will increase significantly. It does not appear to be in the best interests of the Tweed community for Council to opt-in to the new DRFA arrangements in their current format.

RECOMMENDATION:

That Council:

- 1. Does not believe the proposed NSW disaster funding arrangements in their current format provide best value for money for the Tweed community.**
- 2. Does not currently support opting-in to the new NSW disaster funding arrangements prior to the Office of Emergency Management's (OEM's) deadline of 1 November 2018.**
- 3. Requests support and advocacy from LGNSW and other councils attending the LGNSW Annual Conference in Albury in October 2018 to have the funding arrangements changed specifically to apply a more reasonable cap on Councils co-contribution in years where there are more than one declared disaster event.**

4. Requests support and advocacy from the Northern Rivers Joint Organisation to have the funding arrangements changed specifically to apply a more reasonable cap on Councils co-contribution in years where there are more than one declared disaster event.

REPORT:

Councillors

The existing NDRRA funding arrangements are proposed to be replaced with the new DRFA arrangements in NSW from 1 November 2018. The DRFA will be administered in NSW according to the new NSW Disaster Assistance Guidelines 2018 (which have not yet been released). The Office of Emergency Management will request councils to opt-in to the new arrangements prior to 1 November 2018.

While there appears to be a number of benefits to Council under the DRFA arrangements (such as inclusion of funding for use of internal day labour and plant), Council's co-contributions will increase significantly. It does not appear to be in the best interests of the Tweed community for Council to opt-in to the new DRFA arrangements in their current format.

The work undertaken under disaster assistance does not form part of the Delivery Program; however the resource or funding shortfalls due to disaster recovery have the potential to negatively impact on Delivery Plan objectives.

COUNCIL IMPLICATIONS:

a. Policy:

Not applicable.

b. Budget/Long Term Financial Plan:

Not opting-in at this stage will result in Council applying for future disaster assistance under the existing NDRRA-based arrangements; therefore there would be no change to the current situation. In future disaster events under the new funding arrangement, Council would be responsible for the larger shortfall between actual restoration costs and reimbursed funding.

c. Legal:

Not Applicable.

d. Communication/Engagement:

Consult-We will listen to you, consider your ideas and concerns and keep you informed.

Inform - We will keep you informed.

UNDER SEPARATE COVER/FURTHER INFORMATION:

Nil.

36 [LATE-PR-PC] Development Application DA18/0685 for a Concept Application for New Tweed Valley Hospital and Stage 1 Works (NSW Planning & Environment App No. SSD 9575) at Lot 102 DP 870722; No. 771 Cudgen Road Cudgen

SUBMITTED BY: Development Assessment and Compliance

mhm



Making decisions with you
We're in this together

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK:

2	Making decisions with you
2.1	Built Environment
2.1.2	Development Assessment - To assess development applications lodged with Council to achieve quality land use outcomes and to assist people to understand the development process.

ROLE: Provider

SUMMARY OF REPORT:

On Wednesday 29 August 2018 Council received a request from the NSW Department of Planning & Environment seeking Council's input to specifying what material is required in NSW Health Infrastructures future Environmental Impact Statement (EIS) for the new Tweed Valley Hospital at Cudgen. This process is known as the Planning SEAR's (Secretary's Environmental Assessment Requirements).

It is Council's opportunity to request certain studies to inform any future State Significant Development Application.

The project can be described as a concept development application for the proposed new Tweed Valley Hospital comprising:

- a concept proposal for a new Level 5 hospital (the is the type of hospital not the number of stories proposed) with associated facilities;
- concurrent stage 1 early works comprising site preparation, demolition and bulk earthworks, stormwater works, clearance of vegetation, utility augmentation, revegetation of part of the wetland area and construction of internal roads.

The NSW Department of Planning & Environment provided Draft SEAR's for Council's review which are within the body of this report. The Draft SEAR's have been edited in tracked changes mode to show those things added or modified by Council to date.

Comments were due back to the Department on Wednesday 12 September 2018. The purpose of this report is to provide the elected body with an opportunity to review, edit and endorse a submission to the NSW Department of Planning. The draft version of the Council submission (as shown in this report) was provided to the Department on 13 September 2018. The Department agreed to accept any variations to the draft SEAR's following the Council Meeting on 20 September 2018.

RECOMMENDATION:

That Council, in regard to Development Application DA18/0685 for a concept application for new Tweed Valley Hospital and Stage 1 works (NSW Planning & Environment App No. SSD 9575) at Lot 102 DP 870722; No. 771 Cudgen Road Cudgen, endorse the Draft SEARS's as follows:

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 Level 5 hospital with associated facilities concurrent stage 1 early works comprising site preparation, demolition and bulk earthworks, stormwater works, clearance of vegetation, utility augmentation, revegetation of part of the wetland area and construction of internal roads.
Location	771 Cudgen Road, Cudgen
Applicant	Health Administration Corporation
Date of Issue	DRAFT
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 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 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 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 and Strategic Context – including:</p> <p>Address the statutory provisions contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> NSW-2021



TSC

To properly ascertain and evaluate the strategic context of the proposed site within its immediate surrounds and how such a significant land-use will juxtapose within the wider sub-region it is essential that other major or significant proposals and their likely impact will combine to cumulatively benefit or impact their localities and sub-region. State Significant Development approvals must be considered, this would require that the Kings Forest and Gales Holdings development be considered on the basis of that development occurring.

<ul style="list-style-type: none"> •→ Biodiversity Conservation Act 2016 •→ State Environmental Planning Policy (State & Regional Development) 2011 •→ State Environmental Planning Policy (Infrastructure 2007) •→ State Environmental Planning Policy No 33 – Hazardous and Offensive Development •→ State Environmental Planning Policy No 55 – Remediation of Land •→ State Environmental Planning Policy (Coastal Management) 2018 •→ State Environmental Planning Policy No. 44 – Koala Habitat •→ Draft State Environmental Planning Policy (Remediation of Land) •→ Draft State Environmental Planning Policy (Environment) •→ Section 117 Direction Farmland of State & Regional Significance on the NSW far North Coast •→ Tweed Local Environmental Plan 2014 •→ Tweed Local Environmental Plan 2000 <p>¶</p> <p>Permissibility</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>¶</p> <p>Development Standards</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>¶</p> <p>2.→ Policies</p> <p>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 •→ 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) •→ NSW Climate Change Policy Framework •→ NSW Energy Efficiency Action Plan •→ NSW Government Resource Efficiency Policy <p>•→ ¶</p> <ul style="list-style-type: none"> •→ Tweed Development Control Plan 2008 including (but not limited to): <ul style="list-style-type: none"> ○→ Section A5 – Subdivision Manual and associated Design Specifications ○→ Section A6 – Consideration of Midge & Mosquito Control ○→ Section A19 – Biodiversity and Habitat Management (2018), with particular regard to: <ul style="list-style-type: none"> •→ Timing, implementation, responsibility and funding arrangements for ongoing management of retained and rehabilitated vegetation •→ Treatment and maintenance of buffers to retained and rehabilitated vegetation •→ Tweed Coast Comprehensive Koala Plan of Management 2015 •→ Tweed Flying-fox Camp Management Plan 2017 •→ Tweed Draft Locality Plan and Development Control Plan - Kingsliff <p>¶</p>	<p>TSC</p> <p>In respect of the planning policy considerations the Tweed Shire Council has spent about 3 years developing a locality based plan for the Kingsliff locality and an accompanying DCP. These policies are in draft form and at the time of writing on public exhibition. Considerable time and resources have been expended on their preparation, which largely occurred prior the State government nominating the Cudgen site as the location for the new regional hospital and contrary to the North Coast Regional Growth Plan. The impact of the hospital in the context of what is planned through these policies must be assessed for its consistency and gaps. The hospital will need to be supported by allied industries, staff and patient / family housing and accommodation, as well as other essential services such as public transportation. It is essential that likely and known impact of the new hospital, as well as its generated demand scenarios, are considered against these policies and any misalignment specifically identified and solution based options identified so that these may be addressed by the Council.</p>
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	<p>3.→ Built-Form-and-Urban-Design¶</p> <ul style="list-style-type: none"> •→ Provide a building envelope study to provide justification for the proposed built form. ¶ •→ Establish appropriate design guidelines and development parameters within the context of the locality, including but not limited to: ¶ <ul style="list-style-type: none"> ○→ site layout, ¶ ○→ gross floor area, ¶ ○→ building footprints, ¶ ○→ height and massing/building envelopes, ¶ ○→ site access, and ¶ ○→ landscaping and tree planting. ¶ •→ Provide photomontages or perspectives showing the building envelopes and likely future development. ¶ <p>¶</p> <p>4.→ Environmental-Amenity¶</p> <ul style="list-style-type: none"> •→ Assess amenity impacts on surrounding locality, including solar access, acoustic impacts, visual privacy and view loss. A high level of environmental amenity for any surrounding residential land uses must be demonstrated. ¶ •→ Amenity considerations should include the following: ¶ <ul style="list-style-type: none"> ○→ Construction: ¶ <ul style="list-style-type: none"> •→ Dust, equipment (pumps, vibratory equipment, beepers), hours, demolition, light spill, noise, odour. ¶ ○→ Operation: ¶ <ul style="list-style-type: none"> •→ Noise and vibration: Location and use of any proposed helipad, externally mounted air conditioning units and other mechanical plant or equipment, hours of operation, traffic, loading docks, deliveries and pickups. Planning of road access and future loading docks (back of house areas) need to be strategically considered to place these roads and active areas remote from residential exposure, or shielded. ¶ •→ Air/odour: ¶ <ul style="list-style-type: none"> ○→ Where hospital site is smoke free, designated onsite smoking areas shall be identified to prevent second-hand exposure to tobacco smoke and potential pollution of neighbouring properties and public areas. ¶ •→ Lighting: ¶ <ul style="list-style-type: none"> ○→ Future signage to be fitted with necessary devices capable of permitting the change in intensity of illumination of the sign in order to regulate glare and other impacts. ¶ ○→ Shielding of externally mounted artificial lighting including security lighting to avoid creating a nuisance neighbouring or adjacent premises. ¶ •→ Cooling Towers: Details of any regulated system as defined by Clause 26 of the Public Health Act 2010 for Legionella control. ¶ ¶ •→ Land-use Conflict: Impact of existing neighbouring agricultural activities upon the proposal. ¶ <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. Biological buffers may need to be considered between the proposal and adjacent agricultural land (Tweed DCP A5 Appendix E). ¶ ¶ → Policy/Guidelines: Noise Policy for Industry (EPA, 2017), NSW Road Noise Policy (EPA, 2011). ¶
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The justification for the height and massing of the new hospital must be justified in terms of the operational needs and expansion requirement as weighed against the architectural design responses that could be employed to meet those needs. It must not be a building envelope study that seeks to justify the design response based on purely aesthetic and subjective design considerations as this will not answer the question about the appropriateness of the building scale relative to the actual service capabilities and efficiencies needed to be met. Any design should demonstrate how it is meeting best practice solar and climate design relative to those operational and performance conditions. Landscaping treatment is an essential part of the overall design and building performance and its design should be legible through visual as well as written explanation. Building materials choice relative to those climatic as well as sustainability performance needs must also be addressed both in terms of their operating performance relative to the sustainability associated with the exploitation of the material and the method of production and transportation. ¶

<p>5.→ Staging & Bulk Earthworks</p> <ul style="list-style-type: none"> •→ Provide details regarding the staging of the proposed development. <ul style="list-style-type: none"> ○→ Is the existing dwelling to be retained as a site office for stage 1? If this is the case hydraulic details of connection of the household drainage to Council's reticulated sewerage system utilising a sewer ejection pump station are to be submitted. Alternatively an on-site sewerage management system will be required and details will need to be submitted. •→ Provide an overview of the bulk earthworks anticipated across the site. <p>6.→ Agricultural Impact</p> <ul style="list-style-type: none"> •→ Provide a detailed assessment of the agricultural resources and agricultural production of the Cudgen Plateau. •→ Identify the agricultural resources and current agricultural enterprises within the surrounding locality of the proposed development. •→ Provide details of the impact of the proposal on farmland in the locality including mapped State Significant Farmland (SSF) in terms of: <ul style="list-style-type: none"> ○→ Identification and assessment of the impacts of the project on agricultural resources and industries ○→ Assessment of socio-economic impacts ○→ 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 relating to agricultural enterprises will extend to farm productivity, land values and flow on impacts to key support infrastructure, agricultural support services, adjoining land users, regional communities and the environment. •→ Identification of options for minimising and mitigating adverse impacts on agricultural resources, including agricultural lands, enterprises and infrastructure at the local and regional level. •→ Details of an engagement strategy including consultations with affected landholders and industry, the issues identified and measures to address these issues. •→ Demonstrate how the proposal is consistent with the objectives of the Tweed Sustainable Agriculture Strategy (June 2016) <p>Provide details of the impact of the proposal on mapped State Significant Farmland (SSF) in terms of:</p> <ul style="list-style-type: none"> •→ agricultural supplies in the North Coast region due to loss of SSF •→ fragmentation of existing SSF in the area •→ impact on other SSF in the region. <p>7.→ Transport and Accessibility</p> <p>Include a transport and accessibility impact assessment, which details, but not limited to the following:</p> <ul style="list-style-type: none"> •→ accurate 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, including vehicle, public transport, pedestrian and bicycle trips •→ 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 	<p>TSC</p> <p>Evaluating the impact of the proposal on the "mapped" State Significant Farmland is too limited and narrow in scope to properly gauge the impact on localised agriculture viability, diversity and economic scale. The evaluation must be based on the loss of significant non-replicable soil and climate conditions in the context of this land's sub-regional importance and scarcity; the effect on remaining agricultural productivity, diversity and economic viability within the sub-region if not localised Cudgen Plateau, and any ameliorative options the new development could incorporate to offset any losses, for example through investment or strategies that will lead to increased production per net hectare and at a minimum maintain current localised levels of GDP and FTE generated.</p> <p>TSC</p> <p>An evaluation of options for public transportation to and from the hospital and existing shopping centre beyond normal public bus services is needed. The existing Kingscliff shopping centre and CBD presents an incredibly important social and services hub for patients and their families, for respite among other things, and demands a frequent dedicated shuttle service to meet those needs and assist with the health and healing process. It is strongly encouraged that the use of autonomous vehicles (Navya / EasyMile) be assessed for their use and efficiencies in meeting an on-demand shuttle service between the hospital and the Marine Rde, Pearl St and Tumock St retail health amenities precinct.</p>
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	<ul style="list-style-type: none"> •→ the impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for, and details of, upgrades or road improvement works, if required (Traffic modelling is to be undertaken using SIDRA network modelling for current and future years)¶ •→ 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, additional bus stops or bus ways¶ •→ details of travel demand management measures to minimise the impact on general traffic and bus operations¶ •→ the proposed walking and cycling access arrangements and connections to public transport services¶ •→ proposed bicycle parking provision, including end of trip facilities, insecure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance¶ •→ proposed number of on-site car parking spaces for staff and visitors and corresponding compliance with existing parking codes and justification for the level of car parking provided on-site¶ •→ 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 CPTED¶ •→ 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).¶ <p>¶</p> <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>¶</p> <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.¶ •→ Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.¶ •→ Existing requirements to detail and describe the ESD principles and proposed measures to be implemented to minimise consumption of resources, water and energy should be supported with an analysis demonstrating the performance of these measures and accurately accounting for the water and energy savings, carbon emissions reductions and/or clean energy generated. In the case of carbon emissions, these should achieve the Paris Agreement targets Australia has committed to, i.e. achieving near or net-zero emissions. This will also enable compliance monitoring and evaluation of outcomes, as required under the EP&A Act and Regulation and being developed as part of the NSW Climate Change Fund Policy Framework.¶ <p>¶</p> <p>→ → Relevant Policies and Guidelines: ¶</p>
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<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>¶</p> <p>9.→ Social and Economic Impacts¶</p> <ul style="list-style-type: none"> •→ Include an assessment of the social and economic consequences of the hospital's relative location, including the benefits the hospital would provide to the local region. ¶ •→ Report on feasibility of State Government Services being collocated on the site, including community health which currently occupy Council-owned infrastructure and possible private facilities. ¶ •→ Report on feasibility of affordable housing/accommodation onsite or links to neighbouring FACS Land and Housing Corporation housing ¶ •→ Evidence of site specific links with Health Plan – integrated care and service delivery – connection with universal services e.g. preschool, child care, schools. ¶ •→ Social Impact Assessment including consideration of local planning and consultation findings e.g. Kingscliff Locality Plan, Community Infrastructure Framework, Community Development Strategy and North Coast Regional Plan priorities and alignment. ¶ •→ Feasibility study for a Business and Knowledge precinct which is linked with Education, Health and West Kingscliff residential development and includes analysis of joint local employment and education opportunities for young people with TAFE and neighbouring high school. ¶ •→ Crime Prevention through Environmental Design (CPTED) report – including considerations regarding urban design – especially around transport node school, TAFE and pool locations. ¶ <p>•→ ¶</p> <p>¶</p> <p>10.→ Aboriginal Heritage¶</p> <ul style="list-style-type: none"> •→ Address Aboriginal Cultural Heritage (ACH) in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) and Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). ¶ •→ Where Aboriginal Cultural Heritage values are identified, consultation with the Aboriginal people Community must be undertaken and documented in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). The significance of cultural heritage values for the Aboriginal people Community who have a cultural association with the land (including but not limited to the Tweed Byron Aboriginal Land Council) must be documented in the EIS. ¶ •→ The EIS must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented in the EIS ¶ <p>¶</p> <p>11.→ 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 State Environmental Planning Policy No. 55 (SEPP-55). ¶ <p>¶</p> <p>→ → Relevant Policies and Guidelines: ¶</p> <ul style="list-style-type: none"> •→ Managing Land Contamination: Planning Guidelines – SEPP-55 Remediation of Land (DUAP) ¶ <p>¶</p>	<p>TSC</p> <p>Reason: Kingscliff Community Health is in a Council facility across road from Hospital development. Kingscliff library is undersupplied for Coastal area currently and in to the future and the tenanted State funded Meals on Wheels service is in same building as library is outgrowing space. Adjacent tenanted facility Lifebridge (3/DP1179360) has in recent years expanded their buildings on this site. Council is significantly undersupplied for community meetings spaces in Kingscliff area. No S94 contributions paid for community infrastructure occupied by State services ¶</p> <p>TSC</p> <p>Reason: Reduced numbers of social housing in Tweed from 2011 (3.1%) to 2016 (2.8%). State Government wants to increase social and affordable housing and looking at opportunities to increase supply. Consider neighbouring properties potential and large neighbouring allotments owned by FACS (anecdotally many are lone person and ageing households (Cambridge/Yale/Oxford Streets). Possible opportunities for increased dwellings as has been done in other parts of NSW with Landcom https://www.landcom.com.au/places/newleaf-at-bonnyrigg/. ¶</p> <p>TSC</p> <p>Reason: Low immunisation rates: NSW lowest attendance rates of preschool, demand for preschool (State funded) and child care (Federal funded) services with significant increase in 0-5 year age group in coastal district. Waitlist for Kingscliff preschool 200+. Note: Preschool is a State funded service yet history of being in Council owned infrastructure – consideration for future growth. Early Childhood Intervention Services existing location on Tweed Hospital site and need for new location – close linkages with universal services, hospital & NDIS impacts ¶</p> <p>TSC</p> <p>Note TSC Community Development Unit (CDU) are about to do considerable engagement on CD Strategy whereby community will not necessarily decipher between Council and State Government role. ¶</p> <p>TSC</p> <p>Reason: Retention rates in high school declining and young people moving out of region for employment and further education opportunities (54% of young people state they see no local opportunities for employment, alternative education options as identified in Youth Action Plan 2013-2017). In addition, Health care and social assistance largest employment industry in Tweed with an ageing workforce ¶</p>
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	<p>landholder rights and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts. ¶</p> <p>• → Dewatering: 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> <p>¶</p> <p>¶</p> <p>14. Contributions ¶</p> <p>• → 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> <p>¶</p> <p>15. Drainage ¶</p> <p>• → Detail drainage associated with the proposal, including stormwater and drainage infrastructure. ¶</p> <p>• → Confirm the sites lawful point of discharge ¶</p> <p>¶</p> <p>→ → Relevant Policies and Guidelines. ¶</p> <p>• → Guidelines for development adjoining land and water managed by DECCW (OEH, 2013) ¶</p> <p>¶</p> <p>16. Flooding ¶</p> <p>• → 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. ¶</p> <p>¶</p> <p>17. Bushfire ¶</p> <p>• → 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). ¶</p> <p>• → Detail how any requirements of Planning for Bush Fire Protection 2006 interact and are consistent with buffer requirements for retained and rehabilitated vegetation. ¶</p> <p>¶</p> <p>18. Biodiversity Assessment ¶</p> <p>• → Identify and address the requirements of the Biodiversity Conservation Act 2016 relevant to the State significant development application. ¶</p> <p>¶</p> <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>¶</p> <p>19. Acid Sulfate Soil ¶</p> <p>• → Address the impacts of the proposed location of the building envelopes on acid sulfate soil present on the site including preparation of an Acid Sulfate Soil Management Plan, if required ¶</p> <p>¶</p> <p>20. Waste ¶</p> <p>• → 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>• → The exportation or importation of waste (including fill or soil) from or to the site must be in accordance with the provisions of the Protection of</p>
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	<p>the Environment Operations Act 1997 and the NSW Environmental Protection Authority "Waste Classification Guidelines". Any excavated material shall be disposed of at an approved landfill facility unless material has been demonstrated to be the subject of a resource recovery exemption under the Protection of the Environment Operations (Waste) Regulation 2014.</p> <p>¶</p> <p>21. Community Engagement Strategy</p> <ul style="list-style-type: none"> • → Identify and detail the communication and community engagement activities undertaken and to be undertaken to refine the concept proposal. • → Identify all future community engagement strategies in relation to future stages of the proposal. <p>¶</p> <p>22. Impact on Airspace</p> <ul style="list-style-type: none"> • → Identify any short term or long term impacts of future proposals on any prescribed airspace <p>¶</p> <p>23. Visual Impacts</p> <ul style="list-style-type: none"> • → Conduct a Visual Impact Assessment (VIA), in consultation with community and affected viewer groups, incorporating the following: <ul style="list-style-type: none"> • → Define and assess the potential beneficial or adverse visual impacts of the proposed development on the site and surrounding locality, landscapes characteristics and qualities, including: <ul style="list-style-type: none"> a) → identified view fields and significant landscape characteristics seen from publicly accessible observation points such as commonly used vehicle routes, pedestrian routes, nodal points in community or residential areas and vantage points and lookouts; and b) → identified community and viewer groups likely to be affected, and their preferred visual features and resources which should be protected, rehabilitated or enhanced. • → Address how and where the identified scenic amenities of the site and locality will be protected or enhanced through planning or development controls and measures including height, form, colour, materials and landscaping, and options for their regulation. • → Illustrate view analysis through GIS mapping of view fields to and from observation points, contextual sections of sight lines and 3D massing studies. • → The VIA is to refer to the "Tweed Scenic Landscape Evaluation Volumes 1 and 2, 1995" by Catherine Brower, as Council's current policy providing for the protection and management of highly valued landscapes, including scenic qualities identified in the Cudgen district. • → The applicant shall refer to the Tweed Draft Scenic Landscape Strategy VIA framework and spatial data resource, which is soon to be released for public exhibition. Until this time, Council also recommends the following VIA methodologies: <ul style="list-style-type: none"> • → U.S. Department of Transportation "Guidelines for the Visual Impact Assessment of Highway Projects - January 2015". • → "Visual Management System Tweed Pilot 2004" Coastal Comprehensive Assessment prepared by the Department of Planning. <p>¶</p> <p>24. Food</p> <ul style="list-style-type: none"> • → Identify any short term or long term impacts of future proposals on any prescribed airspace. Details of food preparation and handling areas in accordance with the Food Standards Code AS4674 and AS1668.2
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TSC

The engagement of a suitably qualified and experienced landscape professional to undertake the landscape and visual impact assessment is strongly recommended.

<p>¶ Stage 1 works ¶</p> <p>¶ The EIS for the concurrent stage 1 early works must address the following specific matters. ¶</p> <p>¶</p> <p>1. → 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 ¶○ → details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle ¶○ → details of temporary cycling and pedestrian access during construction. ¶○ → details of vehicle routes, numbers of trucks by type, hours of operation, access management and traffic control measures for all phases of Stage 1. ¶• → Conceptual details of pedestrian access from Cudgen Road and within the site and all accessible parking spaces over the site to enable entry to all facilities within Tweed Valley Hospital site. Future compliance will be necessary with AS 1428.1 – 2009 Design for access and mobility, AS 2890.6 – 2009 Parking facilities – Off-street parking for people with disabilities and the BCA. ¶• → Report on transport, cycleways and pedestrian ways – accessibility and connectivity network between four major sites Hospital, Library/Community Health, TAFE and local pool. ¶ <p>¶</p> <ul style="list-style-type: none">• → Report on accessibility and drop-off/short parking considerations for emergency department and frail/elderly/disability. Including consideration of distance between front entrance and public transport (bus stop across the road). ¶ <p>¶</p> <ul style="list-style-type: none">• → Transport Impact Assessment that reassess the transport impacts of Stage 1 works within the context of the assessment undertaken for the concept proposal. ¶ <p>¶</p> <ul style="list-style-type: none">• → Detail access arrangements for the Stage 1 works and measures to mitigate any associated pedestrian, cyclist or traffic impacts. ¶ <p>¶ → ¶</p> <ul style="list-style-type: none">• → 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"> 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. ¶ o → 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>¶</p> <ul style="list-style-type: none"> → → Relevant Policies and Guidelines: ¶ • → Guide to traffic generating developments (RMS).¶ <p>¶</p> <p>2. → Bulk Earthworks¶</p> <ul style="list-style-type: none"> • → A bulk earthworks plan must be prepared having regard to Tweed DCP section A5 Subdivision Manual and Development Design Specification D6 – Site Regrading which demonstrates the:¶ o → Extents of cut/fill (provide plans with cross sections). ¶ o → Indicate limits of mass landform change. ¶ o → Indicate batter / retaining wall heights. ¶ o → Cut / Fill balance (Haulage requirements). ¶ o → Detailed Geotechnical Investigation and Risk Assessment. ¶ o → Appropriate sediment and erosion controls specific for bulk earthworks. ¶ <p>¶</p> <p>2.3. 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 and concrete crushing (if applicable). ¶ • → Outline measures to minimise and mitigate the potential noise impacts on all surrounding sensitive receivers. ¶ <p>¶</p> <ul style="list-style-type: none"> → → Relevant Policies and Guidelines: ¶ • → Interim Construction Noise Guideline (DECC)¶ • → Assessing Vibration: A Technical Guideline 2006. ¶ <p>¶</p> <p>3.4. 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 and storage on-site for reuse during Stage 1.¶ • → Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.¶ <p>¶</p> <ul style="list-style-type: none"> → → 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)¶
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<p>•→ Guidelines for development adjoining land and water managed by DECCW (OEH, 2013).¶</p> <p>¶</p> <p>4.5. Ecologically Sustainable Development (ESD)¶</p> <p>•→ Include a framework for how the Stage 1 works will be designed and constructed to consider and reflect national best practice sustainable building and landscaping 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 and landscaping to enhance biodiversity and public amenity.¶</p> <p>¶</p> <p>→ Relevant Policies and Guidelines:¶</p> <p>•→ NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections.¶</p> <p>•→ National Construction Code¶</p> <p>•→ Green Building Council of Australia¶</p> <p>¶</p> <p>6.6. Contamination¶</p> <p>•→ Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.¶</p> <p>•→ Undertake a hazardous materials survey of all existing structures and infrastructure prior to any demolition or site preparation works.¶</p> <p>¶</p> <p>→ Relevant Policies and Guidelines:¶</p> <p>•→ Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP).¶</p> <p>•→ Demolition: Provide a demolition works plan for the removal of any structures that addresses the methods proposed for handling and disposing of demolished materials and, in particular, of hazardous materials (including asbestos, lead, and the like) and where slab on ground structures erected prior to July 1995 are present, pre-demolition testing where chemical treatment of the soil may have been carried out as a barrier to termites.¶</p> <p>•→ Hazardous Materials: Details of hazardous and/or dangerous goods including the designated storage areas.¶</p> <p>→ Policy/Guidelines: Council's Pre-Demolition Testing Guideline.¶</p> <p>¶</p> <p>¶</p> <p>6.7. Biodiversity Assessment¶</p> <p>•→ Identify and address the biodiversity impacts associated with the Stage 1 works in accordance with the requirements of the Biodiversity Conservation Act 2016.¶</p> <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>¶</p> <p>7.8. Aboriginal Heritage¶</p> <p>•→ 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 (DECCW, 2011) and Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW).¶</p> <p>¶</p> <p>8.9. Acid Sulfate Soil¶</p>	
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	<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.¶ ¶ 9.10. → Drainage¶ • → 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.¶ • → <u>Dewatering: 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.</u>¶ • → ¶ ¶ → → Relevant Policies and Guidelines.¶ • → Guidelines for development adjoining land and water managed by DECCW (OEH, 2013).¶ ¶ 40.11. → Waste¶ • → Identify, quantify and classify the likely waste streams to be generated during the Stage 1 works and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones) for the site.¶ • → <u>The exportation or importation of waste (including fill or soil) from or to the site must be in accordance with the provisions of the Protection of the Environment Operations Act 1997 and the NSW Environmental Protection Authority "Waste Classification Guidelines". Any excavated material shall be disposed of at an approved landfill facility unless material has been demonstrated to be the subject of a resource recovery exemption under the Protection of the Environment Operations (Waste) Regulation 2014.</u>¶ ¶ 12. → Construction Hours¶ • → <u>Identify proposed construction hours for Stage 1 works and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours¶</u> 13. → Food¶ ¶ • → <u>Identify proposed construction hours for Stage 1 works and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours. Details of food preparation and handling areas in accordance with the Food Standards Code, AS4674, and AS1668.2¶</u>
<p>Plans and Documents</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>¶</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 ¶ ○ → plans, sections and elevation of the proposal at no less than 1:200 ¶ ○ → 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¶

	<ul style="list-style-type: none"> •→ Site plans should include future finished ground levels, contours and conceptual details of pedestrian access from Cudgen Road and within the site and all accessible parking spaces over the site to enable entry to all facilities within Tweed Valley Hospital site. This is to ensure future compliance with AS 1428.1 – 2009 Design for access and mobility, AS 2890.6 – 2009 Parking facilities – Off-street parking for people with disabilities and the BCA. •→ Details of retaining wall construction and location to be constructed to ensure low maintenance and compliance with any geotechnical requirements •→ Conceptual details of the design and location of static water supplies to be used for future firefighting purposes. •→ 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 •→ Landscape architectural drawings showing key dimensions, RLs, scale bar and north point, including: <ul style="list-style-type: none"> ○→ integrated landscape plans at appropriate scale ○→ plan identifying significant trees, trees to be removed and 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 ○→ 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)
<p>Consultation</p>	<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"> •→ Tweed Shire Council •→ Government Architect NSW •→ Transport for NSW (TfNSW) •→ Rural Fire Service (RFS) •→ Roads and Maritime Services (RMS)

	<p>Consultation with TNSW, GA, RFS and RMS should commence as soon as practicable to agree the scope of investigation. ¶</p> <p>¶</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>	¶

REPORT:

Applicant: Health Infrastructure
Owner: Mr Duane J Joyce & Mr Kerry D Prichard
Location: Lot 102 DP 870722; No. 771 Cudgen Road Cudgen
Zoning: R1 - General Residential, RU1 - Primary Production, 1(b1) Agricultural Protection, 2(c) Urban Expansion, 7(l) Environmental Protection (Habitat)
Cost: \$534 million (total project budget allocation)

Background:

The applicant's Request for Secretary's Environmental Assessment Requirements is duplicated in a summarised form as follows:

On 13 June 2017, the NSW Government announced the allocation of \$534 million for the development of a new state-of-the-art hospital on a greenfield site in the Tweed, to be known as the Tweed Valley Hospital (Project). The Project is located on a portion of 771 Cudgen Road, Cudgen, legally described as Lot 102 DP 870722 (Project Site), refer to Figure 1.

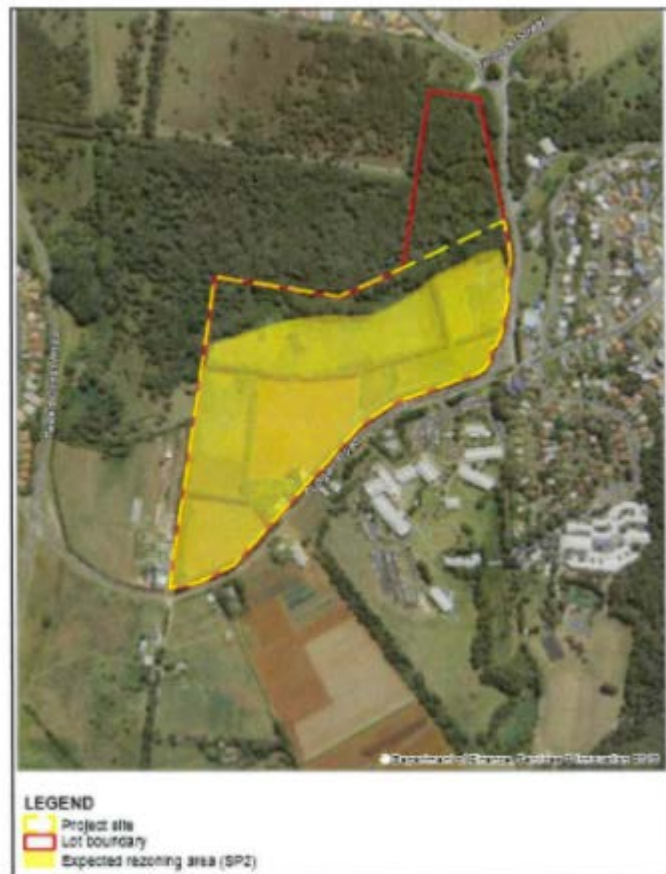


Figure 1 Project Site
Source: Prepared by GeoLINK using DSF&I base data

The Project is a "hospital" with a capital investment value greater than \$30 million. Accordingly, pursuant to clause 14 of Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), the Project is State significant development that requires the preparation of an environmental impact statement (EIS).

The development application pathway for the Project will consist of a staged State Significant Development Application under section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act), which will consist of:

- (a) a concept development application and detailed proposal for stage 1 works (early and enabling works); and
- (b) a second development application for stage 2 works, which will include detailed design, construction and operation of the Tweed Valley Hospital. (Project Application)

Health Infrastructure (HI) seeks the issue of the Secretary's environmental assessment requirements (SEARs) for the proposed Tweed Valley Hospital, in accordance with clause 3 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

HI also requests that the Department of Planning and Environment (OPE) prepare a site-specific State Environmental Planning Policy (SEPP), pursuant to Divisions 3.2 and 3.3 of the EP&A Act, to amend both the Tweed Local Environmental Plan 2000 (TLEP 2000) and the Tweed Local Environmental Plan 2014 (TLEP 2014) to rezone part of the Project Site to SP2 Infrastructure to facilitate the determination of the Project Application.

Clause 1.8(2) of the TLEP 2014 provides that all local environmental plans applying to land to which the TLEP 2014 applies cease to apply to that land. As such the TLEP 2000 does not, strictly, need to be amended, however, the amendment of the TLEP 2000 has been proposed to facilitate greater clarity between the operation of the two LEPs.

The area where the hospital campus will be developed is a 16-hectare portion of the Project Site that is above the Probable Maximum Flood (PMF) level. This area comprises the current agricultural land, which is zoned RU1 Primary Production and identified as State Significant Farmland (SSF), and a small sliver of land at the eastern end zoned R1 General Residential.

No change to the zoning is required for the remainder of the Lot. This includes a nature reserve, zoned 7(1) Environmental Protection (Habitat), which is mapped as Coastal Wetlands and will be preserved outside of the development area to protect the environmental biodiversity and provide views and amenity for the hospital campus. There is also a separate area of land zoned R1 General Residential to the north of the nature reserve, which is flood prone and is not required for the Project.

It is proposed that the draft SEPP and Project Application be considered and determined in accordance with Division 3.5 and Section 4.38 (5) of the EP&A Act. These provisions allow an SSD application, involving development that is wholly or partly prohibited, to be considered in conjunction with a proposed environmental planning instrument (in this case a site-specific SEPP) which proposes to permit the carrying out of the wholly or partly prohibited development on the subject land. Pursuant to Section 3.40 of the EP&A Act, the Project Application, an Environmental Impact Statement (EIS) and proposed SEPP would be jointly exhibited.

The HI documentation provides a preliminary environmental assessment and other supporting documentation to allow for the SEARs to be issued to enable the preparation of

an EIS, the Project Application to be lodged and the preparation of the site-specific SEPP to commence.

The HI Report then goes on to provide a brief analysis of:

- The Background to the Tweed Valley Hospital and Site Selection
- Site Selection
- Need For the Project
- The Site
- The Project; and the Planning Framework

Please see **Attachment 1** for the full HI document.

Importantly the project that Council is being asked to provide SEAR's for is described by HI as follows:

- *Delivery of a new Level 5 major referral hospital to provide the health services required to meet the needs of the growing population of the Tweed-Byron region, in conjunction with the other hospitals and community health centres across the region*
- *Master planning for additional health, education, training and research facilities to support these health services, which will be developed with service partners over time. These areas will be used initially for construction site/ compound and at-grade car parking*
- *Delivery of the supporting infrastructure required for the new hospital, including green space and other amenities, campus roads and car parking, external road upgrades and connections, utilities connections, and other supporting infrastructure.*

At this stage the proposed new Tweed Valley Hospital would comprise the following components and services:

- *A main entry and retail area*
- *Administration Services*
- *Ambulatory Services*
- *Acute and Sub-Acute Inpatient Units*
- *Paediatrics*
- *Intensive Care Unit*
- *Close Observation Unit*
- *Mental Health Services*
- *Maternity Unit*
- *Renal Dialysis*
- *Pathology*
- *Pharmacy*
- *Cancer Services including Day Oncology and Radiation Oncology*
- *Emergency Department*
- *Integrated Interventional Services*
- *Interventional Cardiology*

- *Medical Imaging*
- *Mortuary*
- *Back of house Services*
- *Car parking*
- *Future expansion areas.*

The design team is continuing to work with HI and NNSW LHD to further define the scope of the project which will be documented in the SSD Application.

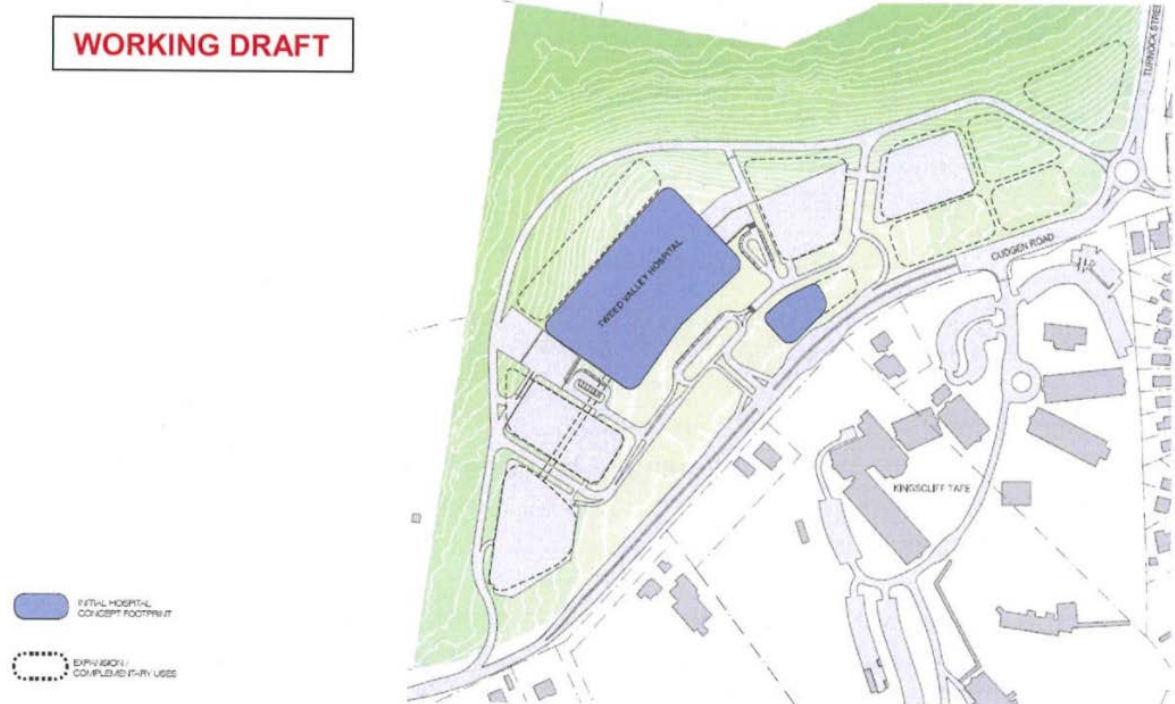


Figure 5 Indicative Preliminary Master Plan Option
Source: STH Bates Smart

Staging

The Tweed Valley Hospital project would be staged as follows:

Stage 1: *Approval of a Concept proposal design for the new Tweed Valley Hospital and early and enabling works. The early and enabling works would generally comprise:*

- *Establishing access to the Project Site*
- *Demolition of existing buildings/structures on the Project Site*
- *Construction compound*
- *Augmentation and connection of permanent services for the new facility (water, sewer, electricity, telecommunications)*
- *General clearance of vegetation within the footprint of the hospital construction works including tree stumps*
- *Chipping of cleared vegetation (excluding weed species) to use on-site for ground stabilisation/ erosion control, or off-site disposal (as required)*

- *Bulk earthworks to establish the required site levels and create a stable landform in preparation for hospital construction*
- *Piling and associated works*
- *Associated in-ground infrastructure and works, including stormwater and drainage works*
- *Site stabilisation, including establishment of necessary erosion and sediment controls*
- *Rehabilitation and revegetation of part of the wetland area*
- *Construction of internal road ways for use during construction and in preparation for final road formations in Stage 2*
- *Retaining walls.*

Stage 2: *The second stage would include detailed design, construction and operation of the Tweed Valley Hospital. Stage 2 will be subject to a separate application following Stage 1.*

Works to be carried out under Exempt and Complying Development Provisions

HI proposes to undertake some preliminary works under the exempt development provisions of State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) and the complying development provisions of State Environmental/ Planning Policy (Exempt and Complying Development Codes) 2008. These works would not form part of the SSD Application for the Project and would be undertaken strictly in accordance with the relevant provisions of each SEPP, including:

- *Portable site offices*
- *Car parking*
- *Hoardings to restrict unauthorised entry to the Project Site*
- *Establishment of initial erosion and sediment controls*
- *Retaining walls (under 2.0m) other than those included in Stage 1*
- *Site sheds*
- *Demolition of buildings or structures other than those included in Stage 1.*

The HI request for SEAR's has been reviewed by Council staff and the following amendments are proposed to the NSW Department of Planning & Environment's Draft SEAR's

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 Level 5 hospital with associated facilities concurrent stage 1 early works comprising site preparation, demolition and bulk earthworks, stormwater works, clearance of vegetation, utility augmentation, revegetation of part of the wetland area and construction of internal roads.
Location	771 Cudgen Road, Cudgen
Applicant	Health Administration Corporation
Date of Issue	DRAFT
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 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 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 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> <ol style="list-style-type: none"> Statutory and Strategic Context—including: <ul style="list-style-type: none"> Address the statutory provisions contained in all relevant environmental planning instruments, including: <ul style="list-style-type: none"> NSW-2021



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To properly ascertain and evaluate the strategic context of the proposed site within its immediate surrounds and how such a significant land-use will juxtapose within the wider sub-region it is essential that other major or significant proposals and their likely impact will combine to cumulatively benefit or impact their localities and sub-region. State Significant Development approvals must be considered, this would require that the Kings Forest and Gales Holdings development be considered on the basis of that development occurring.

<ul style="list-style-type: none"> •→ Biodiversity Conservation Act 2016 •→ State Environmental Planning Policy (State & Regional Development) 2011 •→ State Environmental Planning Policy (Infrastructure 2007) •→ State Environmental Planning Policy No 33 – Hazardous and Offensive Development •→ State Environmental Planning Policy No 55 – Remediation of Land •→ State Environmental Planning Policy (Coastal Management) 2018 •→ State Environmental Planning Policy No. 44 – Koala Habitat •→ Draft State Environmental Planning Policy (Remediation of Land) •→ Draft State Environmental Planning Policy (Environment) •→ Section 117 Direction Farmland of State & Regional Significance on the NSW far North Coast •→ Tweed Local Environmental Plan 2014 •→ Tweed Local Environmental Plan 2000 <p>¶</p> <p>Permissibility</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>¶</p> <p>Development Standards</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>¶</p> <p>2.→ Policies</p> <p>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 •→ 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) •→ NSW Climate Change Policy Framework •→ NSW Energy Efficiency Action Plan •→ NSW Government Resource Efficiency Policy <p>•→ ¶</p> <ul style="list-style-type: none"> •→ Tweed Development Control Plan 2008 including (but not limited to): <ul style="list-style-type: none"> ○→ Section A5 – Subdivision Manual and associated Design Specifications ○→ Section A6 – Consideration of Midge & Mosquito Control ○→ Section A19 – Biodiversity and Habitat Management (2018), with particular regard to: <ul style="list-style-type: none"> •→ Timing, implementation, responsibility and funding arrangements for ongoing management of retained and rehabilitated vegetation •→ Treatment and maintenance of buffers to retained and rehabilitated vegetation •→ Tweed Coast Comprehensive Koala Plan of Management 2015 •→ Tweed Flying-fox Camp Management Plan 2017 •→ Tweed Draft Locality Plan and Development Control Plan - Kingsliff <p>¶</p>	<p>TSC</p> <p>In respect of the planning policy considerations the Tweed Shire Council has spent about 3 years developing a locality based plan for the Kingsliff locality and an accompanying DCP. These policies are in draft form and at the time of writing on public exhibition. Considerable time and resources have been expended on their preparation, which largely occurred prior the State government nominating the Cudgen site as the location for the new regional hospital and contrary to the North Coast Regional Growth Plan. The impact of the hospital in the context of what is planned through these policies must be assessed for its consistency and gaps. The hospital will need to be supported by allied industries, staff and patient / family housing and accommodation, as well as other essential services such as public transportation. It is essential that likely and known impact of the new hospital, as well as its generated demand scenarios, are considered against these policies and any misalignment specifically identified and solution based options identified so that these may be addressed by the Council.</p>
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	<p>3. → Built Form and Urban Design</p> <ul style="list-style-type: none"> • → Provide a building envelope study to provide justification for the proposed built form. • → Establish appropriate design guidelines and development parameters within the context of the locality, including but not limited to: <ul style="list-style-type: none"> ○ → site layout, ○ → gross floor area, ○ → building footprints, ○ → height and massing/building envelopes, ○ → site access, and ○ → landscaping and tree planting. • → Provide photomontages or perspectives showing the building envelopes and likely future development. <p>¶</p> <p>4. → Environmental Amenity</p> <ul style="list-style-type: none"> • → Assess amenity impacts on surrounding locality, including solar access, acoustic impacts, visual privacy and view loss. A high level of environmental amenity for any surrounding residential land uses must be demonstrated. • → <u>Amenity considerations should include the following:</u> <ul style="list-style-type: none"> ○ → <u>Construction:</u> <ul style="list-style-type: none"> • → <u>Dust, equipment (pumps, vibratory equipment, beepers), hours, demolition, light spill, noise, odour.</u> ○ → <u>Operation:</u> <ul style="list-style-type: none"> • → <u>Noise and vibration: Location and use of any proposed helipad, externally mounted air conditioning units and other mechanical plant or equipment, hours of operation, traffic, loading docks, deliveries and pickups. Planning of road access and future loading docks (back of house areas) need to be strategically considered to place these roads and active areas remote from residential exposure, or shielded.</u> • → <u>Air/odour:</u> <ul style="list-style-type: none"> ○ → <u>Where hospital site is smoke free, designated onsite smoking areas shall be identified to prevent second hand exposure to tobacco smoke and potential pollution of neighbouring properties and public areas.</u> • → <u>Lighting:</u> <ul style="list-style-type: none"> ○ → <u>Future signage to be fitted with necessary devices capable of permitting the change in intensity of illumination of the sign in order to regulate glare and other impacts.</u> ○ → <u>Shielding of externally mounted artificial lighting including security lighting to avoid creating a nuisance neighbouring or adjacent premises.</u> • → <u>Cooling Towers: Details of any regulated system as defined by Clause 26 of the Public Health Act 2010 for Legionella control.</u> • → <u>Land use Conflict: Impact of existing neighbouring agricultural activities upon the proposal.</u> <ul style="list-style-type: none"> ○ → <u>Tractor/machinery operation within the vicinity of the subject area which may cause conflict.</u> ○ → <u>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. Biological buffers may need to be considered between the proposal and adjacent agricultural land (Tweed DCP A5 Appendix E).</u> <p>¶</p> <p>→ <u>Policy/Guidelines: Noise Policy for Industry (EPA, 2017), NSW Road Noise Policy (EPA, 2011).</u></p>
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The justification for the height and massing of the new hospital must be justified in terms of the operational needs and expansion requirement as weighed against the architectural design responses that could be employed to meet those needs. It must not be a building envelope study that seeks to justify the design response based on purely aesthetic and subjective design considerations as this will not answer the question about the appropriateness of the building scale relative to the actual service capabilities and efficiencies needed to be met. Any design should demonstrate how it is meeting best practice solar and climate design relative to those operational and performance conditions. Landscaping treatment is an essential part of the overall design and building performance and its design should be legible through visual as well as written explanation. Building materials choice relative to those climatic as well as sustainability performance needs must also be addressed both in terms of their operating performance relative to the sustainability associated with the exploitation of the material and the method of production and transportation.

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<p>5.→ Staging & Bulk Earthworks</p> <ul style="list-style-type: none"> •→ Provide details regarding the staging of the proposed development. <ul style="list-style-type: none"> ○→ Is the existing dwelling to be retained as a site office for stage 1? If this is the case hydraulic details of connection of the household drainage to Council's reticulated sewerage system utilising a sewer ejection pump station are to be submitted. Alternatively an on-site sewerage management system will be required and details will need to be submitted. •→ Provide an overview of the bulk earthworks anticipated across the site. <p>6.→ Agricultural Impact</p> <ul style="list-style-type: none"> •→ Provide a detailed assessment of the agricultural resources and agricultural production of the Cudgen Plateau. •→ Identify the agricultural resources and current agricultural enterprises within the surrounding locality of the proposed development. •→ Provide details of the impact of the proposal on farmland in the locality including mapped State Significant Farmland (SSF) in terms of: <ul style="list-style-type: none"> ○→ Identification and assessment of the impacts of the project on agricultural resources and industries ○→ Assessment of socio-economic impacts ○→ 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 relating to agricultural enterprises will extend to farm productivity, land values and flow on impacts to key support infrastructure, agricultural support services, adjoining land users, regional communities and the environment. •→ Identification of options for minimising and mitigating adverse impacts on agricultural resources, including agricultural lands, enterprises and infrastructure at the local and regional level. •→ Details of an engagement strategy including consultations with affected landholders and industry, the issues identified and measures to address these issues. •→ Demonstrate how the proposal is consistent with the objectives of the Tweed Sustainable Agriculture Strategy (June 2016) <p>Provide details of the impact of the proposal on mapped State Significant Farmland (SSF) in terms of:</p> <ul style="list-style-type: none"> •→ agricultural supplies in the North Coast region due to loss of SSF •→ fragmentation of existing SSF in the area •→ impact on other SSF in the region. <p>7.→ Transport and Accessibility</p> <p>Include a transport and accessibility impact assessment, which details, but not limited to the following:</p> <ul style="list-style-type: none"> •→ accurate 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, including vehicle, public transport, pedestrian and bicycle trips •→ 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 	<p>TSC</p> <p>Evaluating the impact of the proposal on the "mapped" State Significant Farmland is too limited and narrow in scope to properly gauge the impact on localised agriculture viability, diversity and economic scale. The evaluation must be based on the loss of significant non-replicable soil and climate conditions in the context of this land's sub-regional importance and scarcity; the effect on remaining agricultural productivity, diversity and economic viability within the sub-region if not localised Cudgen Plateau, and any ameliorative options the new development could incorporate to offset any losses, for example through investment or strategies that will lead to increased production per net hectare and at a minimum maintain current localised levels of GDP and FTE generated.</p> <p>TSC</p> <p>An evaluation of options for public transportation to and from the hospital and existing shopping centre beyond normal public bus services is needed. The existing Kingscliff shopping centre and CBD presents an incredibly important social and services hub for patients and their families, for respite among other things, and demands a frequent dedicated shuttle service to meet those needs and assist with the health and healing process. It is strongly encouraged that the use of autonomous vehicles (Navya / EasyMile) be assessed for their use and efficiencies in meeting an on-demand shuttle service between the hospital and the Marine Rde, Pearl St and Tumock St retail health amenities precinct.</p>
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	<ul style="list-style-type: none"> •→ the impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for, and details of, upgrades or road improvement works, if required (Traffic modelling is to be undertaken using SIDRA network modelling for current and future years)¶ •→ 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, additional bus stops or bus ways¶ •→ details of travel demand management measures to minimise the impact on general traffic and bus operations¶ •→ the proposed walking and cycling access arrangements and connections to public transport services¶ •→ proposed bicycle parking provision, including end of trip facilities, insecure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance¶ •→ proposed number of on-site car parking spaces for staff and visitors and corresponding compliance with existing parking codes and justification for the level of car parking provided on-site¶ •→ 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 CPTED¶ •→ 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).¶ <p>¶</p> <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>¶</p> <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.¶ •→ Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.¶ •→ Existing requirements to detail and describe the ESD principles and proposed measures to be implemented to minimise consumption of resources, water and energy should be supported with an analysis demonstrating the performance of these measures and accurately accounting for the water and energy savings, carbon emissions reductions and/or clean energy generated. In the case of carbon emissions, these should achieve the Paris Agreement targets Australia has committed to, i.e. achieving near or net-zero emissions. This will also enable compliance monitoring and evaluation of outcomes, as required under the EP&A Act and Regulation and being developed as part of the NSW Climate Change Fund Policy Framework.¶ <p>¶</p> <p>→ → Relevant Policies and Guidelines: ¶</p>
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<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>¶</p> <p>9.→ Social and Economic Impacts¶</p> <ul style="list-style-type: none"> •→ Include an assessment of the social and economic consequences of the hospital's relative location, including the benefits the hospital would provide to the local region. ¶ •→ Report on feasibility of State Government Services being collocated on the site, including community health which currently occupy Council-owned infrastructure and possible private facilities. ¶ •→ Report on feasibility of affordable housing/accommodation onsite or links to neighbouring FACS Land and Housing Corporation housing ¶ •→ Evidence of site specific links with Health Plan – integrated care and service delivery – connection with universal services e.g. preschool, child care, schools. ¶ •→ Social Impact Assessment including consideration of local planning and consultation findings e.g. Kingscliff Locality Plan, Community Infrastructure Framework, Community Development Strategy and North Coast Regional Plan priorities and alignment. ¶ •→ Feasibility study for a Business and Knowledge precinct which is linked with Education, Health and West Kingscliff residential development and includes analysis of joint local employment and education opportunities for young people with TAFE and neighbouring high school. ¶ •→ Crime Prevention through Environmental Design (CPTED) report – including considerations regarding urban design – especially around transport node school, TAFE and pool locations. ¶ <p>•→ ¶</p> <p>¶</p> <p>10.→ Aboriginal Heritage¶</p> <ul style="list-style-type: none"> •→ Address Aboriginal Cultural Heritage (ACH) in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) and Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). ¶ •→ Where Aboriginal Cultural Heritage values are identified, consultation with the Aboriginal people Community must be undertaken and documented in accordance with the <i>Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW)</i>. The significance of cultural heritage values for the Aboriginal people Community who have a cultural association with the land (including but not limited to the Tweed Byron Aboriginal Land Council) must be documented in the EIS. ¶ •→ The EIS must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented in the EIS. ¶ <p>¶</p> <p>11.→ 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 (SEPP-55)</i>. ¶ <p>¶</p> <p>→ → Relevant Policies and Guidelines: ¶</p> <ul style="list-style-type: none"> •→ Managing Land Contamination: Planning Guidelines – SEPP-55 Remediation of Land (DUAP) ¶ <p>¶</p>	<p>TSC</p> <p>Reason: Kingscliff Community Health is in a Council facility across road from Hospital development. Kingscliff library is undersupplied for Coastal area currently and in to the future and the tenanted State funded Meals on Wheels service is in same building as library is outgrowing space. Adjacent tenanted facility Lifebridge (3/DP1179360) has in recent years expanded their buildings on this site. Council is significantly undersupplied for community meetings spaces in Kingscliff area. No S94 contributions paid for community infrastructure occupied by State services ¶</p> <p>TSC</p> <p>Reason: Reduced numbers of social housing in Tweed from 2011 (3.1%) to 2016 (2.8%). State Government wants to increase social and affordable housing and looking at opportunities to increase supply. Consider neighbouring properties potential and large neighbouring allotments owned by FACS (anecdotally many are lone person and ageing households (Cambridge/Yale/Oxford Streets). Possible opportunities for increased dwellings as has been done in other parts of NSW with Landcom https://www.landcom.com.au/places/newleaf-at-bonnyrigg/. ¶</p> <p>TSC</p> <p>Reason: Low immunisation rates: NSW lowest attendance rates of preschool, demand for preschool (State funded) and child care (Federal funded) services with significant increase in 0-5 year age group in coastal district. Waitlist for Kingscliff preschool 200+. Note: Preschool is a State funded service yet history of being in Council owned infrastructure – consideration for future growth. Early Childhood Intervention Services existing location on Tweed Hospital site and need for new location – close linkages with universal services, hospital & NDIS impacts ¶</p> <p>TSC</p> <p>Note TSC Community Development Unit (CDU) are about to do considerable engagement on CD Strategy whereby community will not necessarily decipher between Council and State Government role. ¶</p> <p>TSC</p> <p>Reason: Retention rates in high school declining and young people moving out of region for employment and further education opportunities (54% of young people state they see no local opportunities for employment, alternative education options as identified in Youth Action Plan 2013-2017). In addition, Health care and social assistance largest employment industry in Tweed with an ageing workforce ¶</p>
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	<ul style="list-style-type: none"> •→ Demolition: Prepare a demolition works plan for the removal of any structures that addresses the methods proposed for handling and disposing of demolished materials and, in particular, of hazardous materials (including asbestos, lead, and the like) and where slab on ground structures erected prior to July 1995 are present, pre-demolition testing where chemical treatment of the soil may have been carried out as a barrier to termites. ¶ •→ Hazardous Materials: Details of hazardous and/or dangerous goods including the designated storage areas. ¶ ¶ → Policy/Guidelines: Tweed Shire Council's Pre-Demolition Testing Guideline. ¶ •→ ¶ ¶ 12.-Utilities¶ •→ Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure. ¶ •→ 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. ¶ •→ [The Infrastructure Management Plan & Integrated Water Management Plan should specifically include:] <ul style="list-style-type: none"> ○→ Water demands including peak and fire flows, lead-in mains sizing. ¶ ○→ Consideration of relatively low water supply pressure available at the site and fire flow availability. ¶ ○→ Sewer loading estimates. ¶ ○→ Details of the temporary and permanent Sewer Ejection Pump Station flow rate, design and operation parameters. ¶ ○→ Consideration of the impact of the development on the sewer rising main system and wastewater treatment plant as this development was never considered in the sizing of existing and proposed sewer mains and the treatment plant. ¶ ○→ Liquid Trade Waste information including composition and quantities as the Hospital will be required to enter into a Trade Waste Agreement to discharge to Council's sewerage system. ¶ •→ Address contributions required toward development of Water and Wastewater Infrastructure. ¶ •→ Conceptual details of the design and location of static water supplies to be used for future firefighting purposes. ¶ •→ Potable Water: Details of any non-reticulated water to be used for drinking purposes that includes a Quality Assurance Program to the satisfaction of NSW Health. ¶ •→ Onsite Sewage Management: <ul style="list-style-type: none"> •→ A report detailing the method of disposal of sewage/wastewater generated from site office and staff/worker kitchen and ablution facilities during stage one construction works. The report is considered necessary in the event that a connection to reticulated sewerage system is not available. ¶ •→ All existing septic tanks and disposal trenches be decommissioned in accordance with NSW Health guidelines (refer to Advisory Note 3 dated May 2006). ¶ ¶ ¶ ¶ 13.-Water Sources¶ •→ Assess impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic
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 We understand from the consultant that HI want the water and sewer connections as part of the early works so this requirement should be included in the SEARS for the Stage 1 Early Works. Council will not provide these connections until all the issues surrounding water supply and sewerage have been addressed in an approval process ¶

	<p>landholder rights and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts. ¶</p> <p>• → Dewatering: 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> <p>¶</p> <p>¶</p> <p>14. Contributions ¶</p> <p>• → 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> <p>¶</p> <p>15. Drainage ¶</p> <p>• → Detail drainage associated with the proposal, including stormwater and drainage infrastructure. ¶</p> <p>• → Confirm the sites lawful point of discharge ¶</p> <p>¶</p> <p>→ → Relevant Policies and Guidelines. ¶</p> <p>• → Guidelines for development adjoining land and water managed by DECCW (OEH, 2013) ¶</p> <p>¶</p> <p>16. Flooding ¶</p> <p>• → 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. ¶</p> <p>¶</p> <p>17. Bushfire ¶</p> <p>• → 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). ¶</p> <p>• → Detail how any requirements of Planning for Bush Fire Protection 2006 interact and are consistent with buffer requirements for retained and rehabilitated vegetation. ¶</p> <p>¶</p> <p>18. Biodiversity Assessment ¶</p> <p>• → Identify and address the requirements of the Biodiversity Conservation Act 2016 relevant to the State significant development application. ¶</p> <p>¶</p> <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>¶</p> <p>19. Acid Sulfate Soil ¶</p> <p>• → Address the impacts of the proposed location of the building envelopes on acid sulfate soil present on the site including preparation of an Acid Sulfate Soil Management Plan, if required ¶</p> <p>¶</p> <p>20. Waste ¶</p> <p>• → 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>• → The exportation or importation of waste (including fill or soil) from or to the site must be in accordance with the provisions of the Protection of</p>
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	<p>the Environment Operations Act 1997 and the NSW Environmental Protection Authority "Waste Classification Guidelines". Any excavated material shall be disposed of at an approved landfill facility unless material has been demonstrated to be the subject of a resource recovery exemption under the Protection of the Environment Operations (Waste) Regulation 2014.</p> <p>¶</p> <p>21. Community Engagement Strategy</p> <ul style="list-style-type: none"> • → Identify and detail the communication and community engagement activities undertaken and to be undertaken to refine the concept proposal. • → Identify all future community engagement strategies in relation to future stages of the proposal. <p>¶</p> <p>22. Impact on Airspace</p> <ul style="list-style-type: none"> • → Identify any short term or long term impacts of future proposals on any prescribed airspace <p>¶</p> <p>23. Visual Impacts</p> <p>¶</p> <ul style="list-style-type: none"> • → Conduct a Visual Impact Assessment (VIA), in consultation with community and affected viewer groups, incorporating the following: <ul style="list-style-type: none"> • → Define and assess the potential beneficial or adverse visual impacts of the proposed development on the site and surrounding locality, landscapes characteristics and qualities, including: <ul style="list-style-type: none"> a) → identified view fields and significant landscape characteristics seen from publicly accessible observation points such as commonly used vehicle routes, pedestrian routes, nodal points in community or residential areas and vantage points and lookouts; and b) → identified community and viewer groups likely to be affected, and their preferred visual features and resources which should be protected, rehabilitated or enhanced. • → Address how and where the identified scenic amenities of the site and locality will be protected or enhanced through planning or development controls and measures including height, form, colour, materials and landscaping, and options for their regulation. • → Illustrate view analysis through GIS mapping of view fields to and from observation points, contextual sections of sight lines and 3D massing studies. • → The VIA is to refer to the "Tweed Scenic Landscape Evaluation Volumes 1 and 2, 1995" by Catherine Brower, as Council's current policy providing for the protection and management of highly valued landscapes, including scenic qualities identified in the Cudgen district. • → The applicant shall refer to the Tweed Draft Scenic Landscape Strategy VIA framework and spatial data resource, which is soon to be released for public exhibition. Until this time, Council also recommends the following VIA methodologies: <ul style="list-style-type: none"> • → U.S. Department of Transportation "Guidelines for the Visual Impact Assessment of Highway Projects - January 2015". • → "Visual Management System Tweed Pilot 2004" Coastal Comprehensive Assessment prepared by the Department of Planning. <p>¶</p> <p>24. Food</p> <p>¶</p> <ul style="list-style-type: none"> • → Identify any short term or long term impacts of future proposals on any prescribed airspace. Details of food preparation and handling areas in accordance with the Food Standards Code AS4674 and AS1668.2
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The engagement of a suitably qualified and experienced landscape professional to undertake the landscape and visual impact assessment is strongly recommended.

<p>¶</p> <p>Stage 1 works</p> <p>¶</p> <p>The EIS for the concurrent stage 1 early works must address the following specific matters:</p> <p>¶</p> <p>1. 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○ → details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle○ → details of temporary cycling and pedestrian access during construction○ → details of vehicle routes, numbers of trucks by type, hours of operation, access management and traffic control measures for all phases of Stage 1.• → Conceptual details of pedestrian access from Cudgen Road and within the site and all accessible parking spaces over the site to enable entry to all facilities within Tweed Valley Hospital site. Future compliance will be necessary with AS 1428.1 – 2009 Design for access and mobility, AS 2890.6 – 2009 Parking facilities – Off-street parking for people with disabilities and the BCA.• → Report on transport, cycleways and pedestrian ways – accessibility and connectivity network between four major sites Hospital, Library/Community Health, TAFE and local pool. <p>¶</p> <ul style="list-style-type: none">• → Report on accessibility and drop-off/short parking considerations for emergency department and frail/elderly/disability. Including consideration of distance between front entrance and public transport (bus stop across the road). <p>¶</p> <ul style="list-style-type: none">• → Transport Impact Assessment that reassess the transport impacts of Stage 1 works within the context of the assessment undertaken for the concept proposal. <p>¶</p> <ul style="list-style-type: none">• → Detail access arrangements for the Stage 1 works and measures to mitigate any associated pedestrian, cyclist or traffic impacts. <p>• →</p> <ul style="list-style-type: none">• → 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:
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	<ul style="list-style-type: none"> 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. ¶ o → 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>¶</p> <ul style="list-style-type: none"> → → Relevant Policies and Guidelines: ¶ • → Guide to traffic generating developments (RMS).¶ <p>¶</p> <p>2. → Bulk Earthworks¶</p> <ul style="list-style-type: none"> • → A bulk earthworks plan must be prepared having regard to Tweed DCP section A5 Subdivision Manual and Development Design Specification D6 – Site Regrading which demonstrates the:¶ o → Extents of cut/fill (provide plans with cross sections). ¶ o → Indicate limits of mass landform change. ¶ o → Indicate batter / retaining wall heights. ¶ o → Cut / Fill balance (Haulage requirements). ¶ o → Detailed Geotechnical Investigation and Risk Assessment. ¶ o → Appropriate sediment and erosion controls specific for bulk earthworks. ¶ <p>¶</p> <p>2.3. 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 and concrete crushing (if applicable). ¶ • → Outline measures to minimise and mitigate the potential noise impacts on all surrounding sensitive receivers. ¶ <p>¶</p> <ul style="list-style-type: none"> → → Relevant Policies and Guidelines: ¶ • → Interim Construction Noise Guideline (DECC)¶ • → Assessing Vibration: A Technical Guideline 2006. ¶ <p>¶</p> <p>3.4. 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 and storage on-site for reuse during Stage 1.¶ • → Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.¶ <p>¶</p> <ul style="list-style-type: none"> → → 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)¶
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<p>•→ Guidelines for development adjoining land and water managed by DECCW (OEH, 2013).¶</p> <p>¶</p> <p>4.5. Ecologically Sustainable Development (ESD)¶</p> <p>•→ Include a framework for how the Stage 1 works will be designed and constructed to consider and reflect national best practice sustainable building and landscaping 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 and landscaping to enhance biodiversity and public amenity.¶</p> <p>¶</p> <p>→ Relevant Policies and Guidelines:¶</p> <p>•→ NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections.¶</p> <p>•→ National Construction Code¶</p> <p>•→ Green Building Council of Australia¶</p> <p>¶</p> <p>6.6. Contamination¶</p> <p>•→ Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.¶</p> <p>•→ Undertake a hazardous materials survey of all existing structures and infrastructure prior to any demolition or site preparation works.¶</p> <p>¶</p> <p>→ Relevant Policies and Guidelines:¶</p> <p>•→ Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP).¶</p> <p>•→ Demolition: Provide a demolition works plan for the removal of any structures that addresses the methods proposed for handling and disposing of demolished materials and, in particular, of hazardous materials (including asbestos, lead, and the like) and where slab on ground structures erected prior to July 1995 are present, pre-demolition testing where chemical treatment of the soil may have been carried out as a barrier to termites.¶</p> <p>•→ Hazardous Materials: Details of hazardous and/or dangerous goods including the designated storage areas.¶</p> <p>→ Policy/Guidelines: Council's Pre-Demolition Testing Guideline.¶</p> <p>¶</p> <p>¶</p> <p>6.7. Biodiversity Assessment¶</p> <p>•→ Identify and address the biodiversity impacts associated with the Stage 1 works in accordance with the requirements of the Biodiversity Conservation Act 2016.¶</p> <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>¶</p> <p>7.8. Aboriginal Heritage¶</p> <p>•→ 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 (DECCW, 2011) and Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW).¶</p> <p>¶</p> <p>8.9. Acid Sulfate Soil¶</p>	
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	<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.¶ ¶ 9.10. → Drainage¶ • → 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.¶ • → <u>Dewatering: 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.</u>¶ • → ¶ ¶ → → Relevant Policies and Guidelines.¶ • → Guidelines for development adjoining land and water managed by DECCW (OEH, 2013).¶ ¶ 40.11. → Waste¶ • → Identify, quantify and classify the likely waste streams to be generated during the Stage 1 works and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones) for the site.¶ • → <u>The exportation or importation of waste (including fill or soil) from or to the site must be in accordance with the provisions of the Protection of the Environment Operations Act 1997 and the NSW Environmental Protection Authority "Waste Classification Guidelines". Any excavated material shall be disposed of at an approved landfill facility unless material has been demonstrated to be the subject of a resource recovery exemption under the Protection of the Environment Operations (Waste) Regulation 2014.</u>¶ ¶ 12. → Construction Hours¶ • → <u>Identify proposed construction hours for Stage 1 works and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours¶</u> 13. → Food¶ ¶ • → <u>Identify proposed construction hours for Stage 1 works and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours. Details of food preparation and handling areas in accordance with the Food Standards Code, AS4674, and AS1668.2¶</u>
<p>Plans and Documents</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>¶</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 ¶ ○ → plans, sections and elevation of the proposal at no less than 1:200 ¶ ○ → 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¶

	<ul style="list-style-type: none"> •→ Site plans should include future finished ground levels, contours and conceptual details of pedestrian access from Cudgen Road and within the site and all accessible parking spaces over the site to enable entry to all facilities within Tweed Valley Hospital site. This is to ensure future compliance with AS 1428.1 – 2009 Design for access and mobility, AS 2890.6 – 2009 Parking facilities – Off-street parking for people with disabilities and the BCA. •→ Details of retaining wall construction and location to be constructed to ensure low maintenance and compliance with any geotechnical requirements •→ Conceptual details of the design and location of static water supplies to be used for future firefighting purposes. •→ 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 •→ Landscape architectural drawings showing key dimensions, RLs, scale bar and north point, including: <ul style="list-style-type: none"> ○→ integrated landscape plans at appropriate scale ○→ plan identifying significant trees, trees to be removed and 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 ○→ 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)
<p>Consultation</p>	<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"> •→ Tweed Shire Council •→ Government Architect NSW •→ Transport for NSW (TfNSW) •→ Rural Fire Service (RFS) •→ Roads and Maritime Services (RMS)

	<p>Consultation with TNSW, GA, RFS and RMS should commence as soon as practicable to agree the scope of investigation. ¶</p> <p>¶</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>

OPTIONS:

1. Endorse the Draft SEAR's as per the report and recommendation and confirm with the NSW Department of Planning and Environment that the Draft submission from 13 September is now endorsed.
2. Edit the Draft SEAR's and forward the edited SEAR's to the NSW Department of Planning and Environment as Council's submission on the SEAR's.

CONCLUSION:

No assessment of the subject sites suitability for the proposed hospital has been undertaken in the preparation of the Draft SEAR's. This process is an opportunity for Council to request HI undertake certain studies to inform any future State Significant Development Application. However the NSW Department of Planning and Environment (as the consent authority) may not endorse Councils requests in their entirety and Council can therefore only make requested changes to the SEAR's. The NSW Department of Planning and Environment will seek Council input to the assessment of any application when/if it is received at a future date.

COUNCIL IMPLICATIONS:

a. Policy:

Corporate Policy Not Applicable.

b. Budget/Long Term Financial Plan:

Nil

c. Legal:

Not Applicable.

d. Communication/Engagement:

Not Applicable.

UNDER SEPARATE COVER/FURTHER INFORMATION:

Attachment 1.

NSW Health Infrastructure 31 Page Request for SEAR's
dated 22 August 2018 (ECM 5560090)
