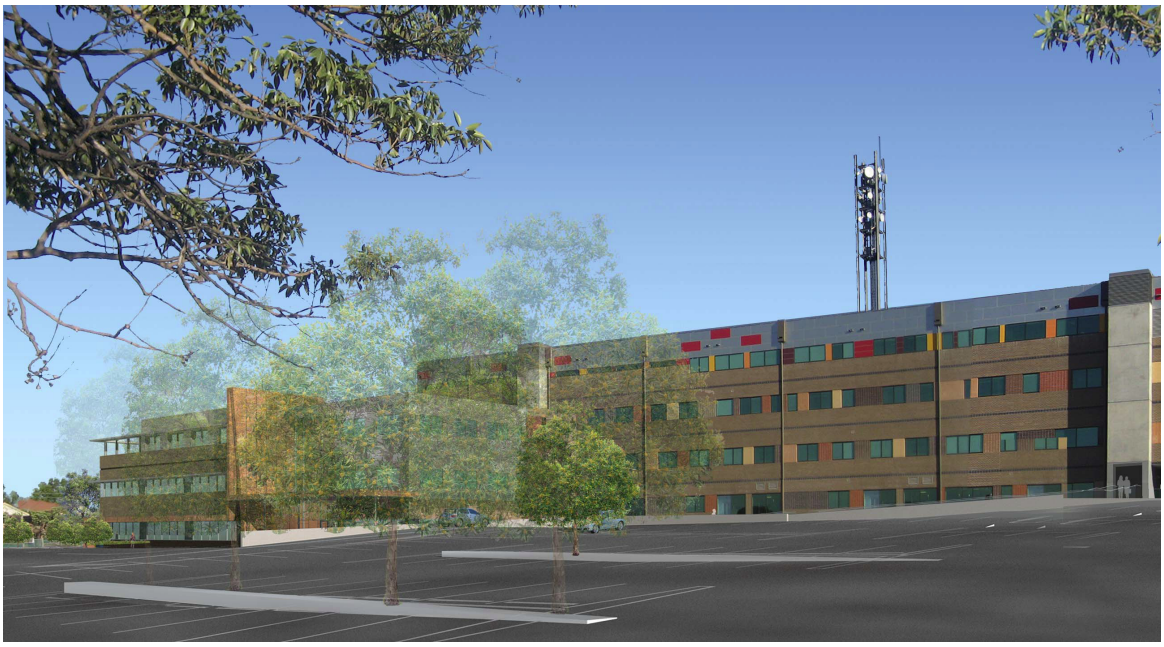
Auburn Community Hub



Environmental Assessment for Project Application MP09_0173

November 2009

Prepared for:
Health Infrastructure

By:

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Auburn Community Hub
Environmental Assessment Report

Contents

Executive Summary **1**
1. Introduction **2**
1.1 Background 2
1.2 Aims and Objectives 3
1.3 The Project Team 4
1.4 Compliance with Director Generals Requirements 4
1.5 Statement of Validity 9

2. Site Analysis **10**
2.1 Context 10
2.2 Site Description 11
2.3 Site Analysis 11
2.3.1 Zoning and Ownership 11
2.3.2 Urban Character and Streetscape 11
2.3.3 Easements and restrictions 13
2.3.4 Geology and soils 13
2.3.5 Hydrology 13
2.3.6 Hydrogeology 13
2.4 Existing transport and pedestrian environment 14
2.5 The existing buildings and uses 14
2.6 Existing Infrastructure 14
2.7 Site contamination 14
2.8 Suitability of the Site 15

3. The Project **16**
3.1 Introduction 16
3.2 Design Objectives 16
3.3 Building Design and Placement 17
3.3.3 Materials and Finishes 18
3.3.4 Landscape 18
3.4 Staging and Timing 19
3.5 Traffic management and car parking 19
3.6 Engineering and Services 20
3.6.1 Stormwater 20
3.6.2 Sewer 20
3.6.3 Water 20
3.6.4 Gas 20
3.6.5 Water and Energy Conservation Measures 20
3.6.6 Electrical Services 20
3.6.7 Mechanical services 20
3.7 Compliance with the Approved Concept Plan 20

4. Environmental Assessment 21
4.1 Objectives of the Environmental Planning and Assessment Act 1979 21
4.2 Relevant Environmental Planning Instruments and Guidelines 22
4.2.1 State Environmental Planning Policy No 55 – Remediation of Land 22
4.2.2 State Environmental Planning Policy (Major Development) 2005 22
4.2.3 State Environmental Planning Policy (Infrastructure) 2007 23
4.2.4 NSW State Plan 2009 23
4.2.5 Sydney Metropolitan Strategy 24
4.2.6 Draft West Central Subregional Strategy 24
4.2.7 Auburn Local Environmental Plan 2000 24
4.2.8 Auburn Section 94 Development Contributions Plan, 2007 25
4.2.9 Auburn DCPs 2000 26
4.3 Amenity Impacts 27
4.4 Transport and Accessibility Impacts 27
4.5 Ecologically sustainable development 29
4.5.1 Precautionary principle 29
4.5.2 Principle of inter-generational equity 29
4.5.3 Principle of biological diversity and ecological integrity 30
4.5.4 Improved valuation of environmental resources 30
4.5.5 Environmental design 31
4.6 Noise and Vibration Impacts 31
4.7 Crime Prevention Through Environmental Design 31
4.7.1 Surveillance 32
4.7.2 Access control 32
4.7.3 Territorial reinforcement 32
4.7.4 Space management 32

5. Consultation 33

6. Draft Statement of Commitments 34
6.1 General Commitments 34
6.2 Prior to Commencement of Works 34
6.3 During Construction 35
6.4 Prior to Occupation or Commencement of Use 37

7. Conclusion 39

List of Appendices

A Director-Generals Requirements
B Site Analysis Drawing
C Report on Remediation and Validation Assessment, Oct 2009.
D On Site Detention
E Architectural Plans
F Materials and Montages
G Site Audit Report
H Traffic and Parking Assessment
I Archaeological Impact Assessment
J Interpretation Strategy
K Results of Archaeological Monitoring
L Pictures of Selected Landscape Species
M Survey
N Quantity Surveyor Statement
O Letter from SWAHS

Executive Summary

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital but separate to the acute hospital. The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to permit future expansion of the Community Hub to the west;
- to provide a facility that needs to attract and retain staff; and
- to deliver value for money to the State.

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation and is consistent with the principles of ESD and all relevant planning controls.

The assessment concludes that the site is suitable for the proposal and that the implementation of the development of the Auburn Community Hub is consistent with the public interest.

Accordingly, we seek the Ministers favourable consideration of this application.

1. Introduction

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

The purpose of the report is to outline the key aspects of the proposed redevelopment and to provide an assessment of the proposal in terms of the DGEARs. Table 1 in Section 1.4 shows where in the report each of the DGEARs has been addressed. A copy of the DGEARS is attached in **Appendix A**.

This Environmental Assessment report is structured as follows:

1. Introduction	This section provides an overview of the project and relevant background.
2. Site Analysis	This section provides details of the existing site and the proposed redevelopment context.
3. The Project	This section provides an overview of the proposal and its key elements.
4. Environmental Assessment	This section responds to the Director General's Requirements in terms of the key issues raised and the plans and documents required
5. Consultation	This section describes the consultation undertaken as part of this project.
6. Draft Statement of Commitments	This section contains a Draft Statement of Commitments.
7. Conclusion	This summarises the key issues and provides a recommendation to approve the Project as outlined within the report.

1.1 Background

On 28 April, 2006, the Director General of the Department of Planning, as the Minister's delegate, formed the opinion that the Auburn Hospital redevelopment is a major project under the terms of the State Environmental Planning Policy - Major Projects. A Concept Plan for the site was determined for the site in August 2007 which approved the following:

- Land use distribution;

- Pattern of buildings, including footprint and height;
- A car parking and access strategy;
- Landscape strategy; and
- Development controls for the various sites.

Concurrently, a Project Application to construct the new Auburn Hospital was approved which allowed for:

- The development of substantial new 'state of the art' hospital facilities on the southern portion of the site.
- Creation of a temporary car park on the Arthur Stone site.
- Relocating of the existing services into the new facility.
- Demolition of the existing main hospital building.
- Creation of a temporary on grade car parking areas.

Subsequent applications were made and approved under Section 75W to make minor amendments to the hospital design. The new hospital is now complete and operational.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital site, but separate to the hospital. The location, selected for clinical reasons is within an area, previously identified for car parking and the future development of a residential building of up to nine (9) storeys.

As this was not originally conceived in the Concept Plan a separate application has been submitted under Section 75W to permit the Community Hub in Development Zone 3. This application has been approved by the Department of Planning, which allows this application to be lodged for the development of a new Community Hub building.

1.2 Aims and Objectives

The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to provide a facility that attracts and retains staff; and
- to deliver value for money to the State.

1.3 The Project Team

The team for this redevelopment project is:

Company	Role
Health Infrastructure	Client
Capital Insight	Project Director
Brookfield Multiplex	Design and Construction Contractor
Silver Thomas Hanley	Architect
Van der Meer Consulting	Structural & Civil Engineering
Lincolne Scott	Services Engineering
Advanced Environmental	Environmental Engineering
Acoustic Logic	Acoustic and Vibration engineering and
Philip Chun	BCA & DDA Compliance
Warrington Fire	Fire Engineering
GDK	Hydraulic Engineering
Halcrow MWT	Traffic and Transport
Urban Planning Outcomes	Statutory Planning

1.4 Compliance with Director Generals Requirements

Table 1 following outlines how the Project Application addresses the Director General's Environmental Assessment Requirements.

Table 1 Compliance

Requirement	Location
Key Issues	
1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: - Objects of the EP&A Act; - SEPP (Major Development) 2005; - SEPP (Infrastructure) 2007; - SEPP 55 - Remediation of Land; - NSW State Plan - Sydney Metropolitan Strategy and draft West Central Subregional Strategy; and ▪ Consideration of applicable Auburn City Council Instruments and policies; ▪ Address the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines (including the relevant Auburn City Council DCP/s) and justification for any non-compliance.	Section 4

2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality and detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the buildings achieve optimal design and amenity outcomes. The Project Application shall include detailed architectural plans.	Section 3 and Appendix E
3. Urban Design/Public Domain ▪ The EA shall address the design quality of buildings with specific consideration of the façade, massing, setbacks, articulation, materials/finishes & colours palette. ▪ The EA shall also address landscaping, safety by design and public domain, including an assessment against the Crime Prevention Through Environmental Design Principles. The EA shall provide the following documents: ▪ View analysis to and from the site from key vantage points; and ▪ Options for the siting and layout of building envelopes having regard to views from adjoining buildings, adequacy of separation between buildings on the site, impacts on the development potential of adjoining properties and solar access to properties to the south between the buildings.	Section 3 Section 4.7 Appendix E and F
4. Amenity Impacts on Neighbouring Properties The EA must the address the visual impact, privacy and overshadowing of the development on adjoining properties, with particular regard to any sensitive uses.	Section 4
5. Transport & Accessibility Impacts (Construction and Operational) The EA shall address the following matters: ▪ Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's Guide to Traffic Generating Developments and making reference to the NSW Planning Guidelines for Walking and Cycling, considering the following issues: ○ Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections and the need for funding or upgrading or road improvement works (if required). ○ Car parking arrangements, including number of spaces and compliance with the relevant parking codes and how this will minimise on-street parking; ○ Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan; ○ Demonstrate how users of the development will be able to	Chapter 4.4 and Appendix H

make travel choices that support the achievement of relevant State Plan targets; ○ Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access; ○ Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and ○ Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling).	
6. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. The EA must demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme	Section 4.5
7. Consultation Undertake an appropriate and justified level of consultation in accordance with the *Department's Major Project Community Consultation Guidelines October 2007*, and provide an outline of the proposed consultation program to be adopted.	Section 5
8. Services The EA shall address capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.	Section 3
9. Groundwater The EA is to identify whether groundwater may be encountered during excavation, the potential need to dewater and whether there are any groundwater issues including degradation.	Section 2
10. Noise and Vibration Assessment The EA shall address the issue of noise and vibration impact from the railway corridor and provide detail of how this will be managed through the design of the proposed buildings, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.	Section 4.6
General	
The EA must include:	
1. An executive summary	Page 1
2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;	Section 2 and Appendix B
3. A thorough description of the proposed development;	Section 3

4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;	Section 4
5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;	Section 4 and Section 6
6. The plans and documents outlined below;	Appendices
7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;	Page 9
8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP);	Previously submitted
9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.	Section 7
Plans and Documents	
1. An **existing site survey plan** drawn at an appropriate scale illustrating; ▪ the location of the land, boundary measurements, area (sqm) and north point; ▪ the existing levels of the land in relation to buildings and roads; ▪ location and height of existing structures on the site; ▪ location and height of adjacent buildings and private open space, and ▪ all levels to be to Australian Height Datum.	Appendix M
2. ***A Site Analysis Plan*** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).	Appendix B
3. ***A locality/context plan*** drawn at an appropriate scale should be submitted indicating: ▪ significant local features such as parks, community facilities and open space and heritage items; ▪ the location and uses of existing buildings, shopping and employment areas; and ▪ traffic and road patterns, pedestrian routes and public transport nodes.	Appendix E and Page 11
4. ***Architectural drawings*** at an appropriate scale illustrating: ▪ the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;	Appendix E

	▪ detailed floor plans, sections and elevations of the proposed buildings; ▪ elevation plans providing details of external building materials and colours proposed; ▪ fenestrations, balconies and other features; ▪ accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; ▪ the height (AHD) of the proposed development in relation to the land; ▪ the level of the lowest floor, the level of any unbuilt area and the level of the ground; and ▪ any changes that will be made to the level of the land by excavation, filling or otherwise.	
5.	***Stormwater Concept Plan*** - illustrating the concept for stormwater management	Appendix D
6.	***Landscape/Public Domain Concept plan*** - illustrating treatment of open space/public domain areas, screen planting along common boundaries and tree protection measures both on and off the site.	Appendix E
7.	***Shadow diagrams*** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm	Appendix F
8.	***View Analysis*** - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas.	Appendix E and Appendix F

1.5 Statement of Validity

Submission of Environmental Assessment

Prepared under Part 3A of the *Environmental Planning and Assessment Act 1979*

Environmental Assessment prepared by

Name:	Leoné McEntee
Qualifications:	BA (Geog), Graduate Diploma Urban and Regional Planning, Grad Dip Natural Resources Law
Address:	UPO Pty Ltd PO Box 787 Matraville NSW 2036
In respect of:	Auburn Community Hub

Applicant & Land Details

Applicant name	Health Infrastructure
Applicant Address	Level 6, 77 Pacific Highway, North Sydney
Land to be developed	Auburn Hospital, Hevington Road Auburn
Lot & DP	Lots 11, 12 and 13 in DP 873

Environmental Assessment	An environmental assessment is attached
Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director Generals Environmental Assessment Requirements dated 5th November 2009, and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.
Signature	
Date	27th November 2009

2. Site Analysis

2.1 Context

The Auburn Community Hub is located adjacent to Auburn Hospital in the western suburbs of Sydney. The regional context is characterised by a mix of low to high density residential suburbs and light industrial precincts concentrated around the Parramatta Central Business District. A wide range of ethnic groups are represented in the region with more than 30% speaking a language other than English at home.

The region has a strong focus on manufacturing and wholesale trade industries making up 40% of the area's employment base. Health and community services provide over 5% of the jobs in the region and this is expected to increase as a result of an aging population.

The nearest major tertiary educational institution to Auburn hospital is the University of Sydney Cumberland Campus at Lidcombe (5km east of the hospital) which is home to the Faculty of Health Services (FHS). The FHS is acknowledged nationally and internationally for innovation in teaching and research.

Also located in the region is the Sydney Olympic Park complex which provides an array of sporting and recreational opportunities. The major movement corridor in the regional context includes primarily road and rail services. The major roads include the Great Western Highway, Parramatta Road, Silverwater Road and the M4 Motorway. The latter is a major east-west arterial in the Greater Sydney Region. Rail services include the main Western Line, with Auburn Station the nearest station to the hospital or the South Western Line, where the nearest stations are Regent's Park and Berala.[1]

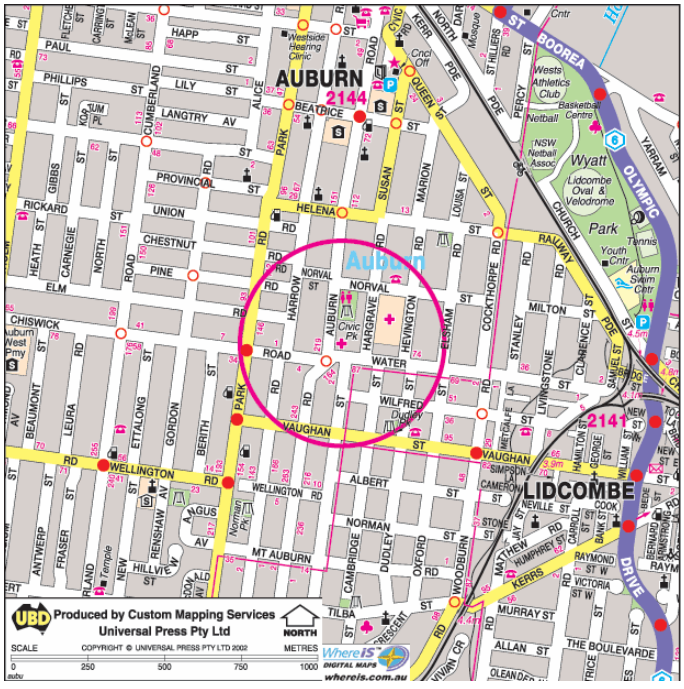


Figure 1 Site Location (not to scale)

[1] LFA (Pacific) Auburn Hospital Concept Plan application

2.2 Site Description

The building site comprises an area of approximately 840sqm located adjacent to the new Auburn Hospital on the Hevington Road side of the site. The Auburn Hospital site is bounded by Hevington Road to the East, Norval Street to the North, Hargrave Road to the West and Water Street to the South. The site is legally described as Lots 11,12 and 13 in DP 873.

2.3 Site Analysis

A Site Analysis Drawing (A-SK20) is included in the Architectural Drawings in Appendix B.

2.3.1 Zoning and Ownership

The site is zoned Residential 2b (Medium Density) under the Auburn Local Environmental Plan (2000). The 2b zoning permits the development of hospitals. Community health facilities are considered to fall within the definition of a hospital which is:

> *Hospital means a building or place (other than an institution) used for providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, care for people with developmental disabilities, psychiatric care or counselling and services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there) and includes:*
> *(a) ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or restaurants, and ancillary accommodation for persons receiving health care or for their visitors, and*
> *(b) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health care workers.*[2]

The objectives of Zone 2b are as follows:

- Permit multiple dwelling residential development on appropriate sites.
- Permit residents to work at home where there is no adverse impact on the amenity of the area.
- Permit appropriate uses in the zone that complement the residential nature and functioning of the zone.

2.3.2 Urban Character and Streetscape

The existing urban character and streetscape surrounding the hospital site is typically represented by 20m wide road corridors with landscaped verges of between 3 and 4m. While there is little evidence of significant street tree planting schemes, native specimens are evident.

The settlement pattern is a grid formation with north/south and east west street orientation. The street grid shifts at Auburn Road and Water Street to create an offset street grid pattern to the south. Auburn Road and Water Street also form the primary north/south and east/west connections respectively.

[2] Auburn Local Environmental Plan 2000



Figure 2 Development opposite proposed community hub on Hevington Road

The residential lots in the local area tend to be deep, in the order of 45-50m, with frontages ranging from 13-15m. In some cases lots have been amalgamated for multi-unit developments many of which are evident in the immediate vicinity of the hospital site.



Figure 3 Streetscape Hevington Road

The existing urban built form consists of a mixture of fibro, weatherboard and brick cottages of little architectural significance interspersed with two storey townhouses and two to three storey multi-unit apartment buildings constructed over the last 20 years.

2.3.3 Easements and restrictions

There is an existing easement on site for Telstra to access the communications tower, however this does not impact on the use of the Community Hub site.

2.3.4 Geology and soils

In April 2009, Douglas Partners[3] undertook a review of published geological information on the site as part of the Remediation Plan. The regional geology was identified as the Wianamatta Group comprising Ashfield Shale and Bringelly Shale. This formation comprises shale with occasional claystone, laminite and coal laminite with dark grey siltstone.

The soil landscapes encompass Red and Brown Podzolic soils that are shallow to moderately deep (<100cm). In areas of lower slopes and in areas of poor drainage Yellow Podzolic soils and Soloths are dominant. Based on the site elevation, the soil type identified at the site is residual clay.

Douglas Partners identified that the site lies in an area that has a moderate to high salinity potential, based on published information from the Department of Water and Energy (DWE). Typical soil conditions encountered on the site during investigation works are summarised below in Table 2. A copy of the Douglas Partners report is attached at Appendix C.

Table 2 Summary of Site Geology

Depth (m)	Material Type	Material Description
0 - 0.5	Fill	Topsoil underlain by crushed shale and clay fill materials, which included ash/slag and building rubble in parts of the site (particularly western portion) (This has now been completely remediated)
0.5 – 1.5	Clay	Silty clay, red brown to mottled grey brown, with ironstone gravels
1.0 – 6.0	Shale	Shale bedrock interbedded with layers of silty clay bands at varying depths
5.0 – 7.0	Siltstone / Laminite	Silstone/Laminite, low to medium strength, moderately weathered, fractured

2.3.5 Hydrology

Douglas Partners[4] also reported that any site surface water would flow to the east following the site topography, upon which it would be diverted to the stormwater drainage systems located on Water Street, Hevington and Hargrave Roads. This has been adopted in the design of the drainage layout and On Site Detention System – see Appendix D.

2.3.6 Hydrogeology

Groundwater searches were conducted by Douglas Partners in 2009 on the basis of groundwater bore information from the Department of Natural Resources (DNR). The search

[3] Douglas Partners, 2009 Detailed Contamination Assessment, Auburn Hospital Stage 1B
[4] op cit

revealed the presence of 15 groundwater bores within a 3 km radius of the site. Relevant bore data information is summarised as follows:

- The identified groundwater bores (GW102644, GW102646, GW102647, GW102649-GW102660) were all installed for monitoring purposes only.
- The total bore depth ranged from 8.0m to 25.0m.
- The standing water level in these bores ranged from 1.0m to 10.0m. The water bearing zone was generally encountered within the underlying siltstone and shale bedrock.
- A review of the bore data reveals that siltstone and shale bedrock was encountered at depths of 5m to 25m.

2.4 Existing transport and pedestrian environment

Generally, the site is surrounded by two way road systems. The roads typically have a carriageway of two lanes and parking against the kerb on both sides. The primary collector roads are Water Street and Auburn Road with traffic volumes in the order of 300-400 vehicles per hour. Hargrave Road, Norval Street and Hevington Road have considerably less traffic. The proposed Community Hub will have its entrance off Norval Street and via the carpark.

The intersections surrounding the site operate at good levels of service with minimal traffic delay. The main entrance to the new hospital is off Hargrave Road, with a separate ambulance access to the Emergency Department via Hargrave Road as well. Parking on the site has yet to be fully developed as part of the Hospital approval and the Community Hub will decrease the number of parking spaces available as it is located within the proposed carpark.

The pedestrian environment is somewhat limited at the present as part of the development is still under construction, however the main pedestrian access to the existing hospital is via Hargrave Road.

2.5 The existing buildings and uses

The site for the proposed Community Hub is currently vacant following the demolition of the old hospital. The site is adjacent to the new hospital as shown in the Architectural Plans shown in Appendix E.

2.6 Existing Infrastructure

The site has adequate services infrastructure which does not require augmentation for this proposal. Many of the sites services have been upgraded as part of the Auburn Hospital redevelopment. All essential infrastructure has significant expansion capacity.

2.7 Site contamination

A number of site assessments and audits have been undertaken on site as shown below in Table 3.

Table 3

Date	Action
May 2006	Preparation of a Heritage Report for the Auburn Hospital complex (Weir & Phillips 2006)
September 2006	Completion of Hazardous Materials Building Survey (DP 2006a)
October 2006	Preparation of Preliminary Contamination Assessment (DP 2006b)
March 2007	Commencement of Site Audit
April 2007	Completion of additional asbestos assessment within buildings (AirSafe 2007)
May 2007	Completion of a radiological survey by ANSTO, targeting the interior of the buildings and the outside grounds area, following review of sampling plan by Site Auditor
April 2009	Completion of Detailed Contamination Assessment (DP 2009a) following review of sampling plan by Site Auditor
May 2009	Completion of Remedial Action Plan (DP 2009b) following review and comment by Site Auditor
June 2009	Preparation of Site Audit Statement and Site Audit Report (JBS 2009)
June 2009	Commencement of remediation and validation works

The Site Audit Report prepared for the site (Area 1B – the former hospital site) by JBS Environmental Pty Ltd is in accordance with the Concept Plan approval for the Auburn Hospital and is attached at Appendix G. This report includes the opinion that:

" *the site assessment and proposed remedial activities are considered to have met the requirements of the Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd Edition) (DEC 2006).*

The soils in parts of the site have been impacted with PAHs and asbestos at levels which require remediation for the proposed landuse. There was no other soil contamination identified as part of the site assessment works which is considered to require remediation or management.

The site can be made suitable for the proposed landuse (i.e., continued hospital use, community health centre which may include a children's day care centre and associated carparking and landscaped areas) based on the successful implementation of the soil remediation and validation works detailed in the Remedial Action Plan prepared for the site [by Douglas Partners, 2009]*".*[5] A final draft copy of the Report on Remediation and Validation Assessment prepared by Douglas Partners in October 2009 is attached at Appendix C. This report clears the site of any contamination and will be signed off by the Auditor in the near future.

2.8 Suitability of the Site

There are no environmental, economic or social constraints to development of the Community Hub in this location.

[5] JBS Environmental Pty Ltd, 2009, Sire Audit Report.

3. The Project

3.1 Introduction

The Auburn Community Hub has been planned for some time but was originally intended to be located closer to the main centre of Auburn. However with the redevelopment of the Auburn Hospital site, it was considered more appropriate to collocate the community services facilities in close proximity to the new hospital. The Community Hub will provide services in a range of ambulatory areas including:

- Diabetes education
- Vascular disease education and monitoring;
- Drug and alcohol counselling,
- Needle exchange;
- Population health;
- Podiatry;
- Mental health; and
- Other outreach services.

3.2 Design Objectives

The design of the Auburn Community Hub was developed in response to a series of objectives both in terms of function and form. These are summarised below.

- The design must support the integrated service model as well as providing a patient centred and safe environment for patients, visitors and staff.
- The design must clearly reflect innovative, functionally efficient and environmentally sustainable design.
- It needs to address access issues for the wide range of patients, staff, students and community members using the facility, including a range of age groups, a highly diversified and unique cultural mix and people with a range of disabilities and impairments.
- The building must maximise daylight and external views to spaces in the facility while maintaining energy efficiency requirements.
- The façade of the building should be articulated to avoid large flat surfaces on the façade.
- The entry should be designed to draw visitors into a welcoming space and the internal design should reflect an open space feel to help lesson the clinical feeling of the facility.
- Glazing must ensure maximum light penetration while allowing for privacy for people in consult rooms.
- The proposed building materials should blend with those of the Auburn Hospital while maintaining a separate identity for the Auburn Community Hub, which reflects a more “office feel” rather than a hospital.
- The building layout should promote easy orientation and way finding and provide a sense of place and to ensure a ‘user friendly’ environment for patients, visitors and staff.
- Safety and security of staff shall be facilitated by minimising the number of entries and exits and providing clear vision lines.
- The facility shall comply with all appropriate regulations, codes of practice and standards, to ensure the safety, comfort and security of all patients, visitors and staff and delivery of best practice health care, including provision for quality control, infection

control, personal security, risk management and achieving operational efficiencies and patient safety. Safe play facilities must be available for children near waiting areas.

- As the Auburn LGA has a highly diverse population with a unique cultural mix, it is essential that the redevelopment proposals acknowledge this diversity and incorporate specific design features to accommodate the cultural and social needs of the population.

3.3 Building Design and Placement

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The Community Hub is proposed to be sited on the south eastern end of the on-grade carpark and against the new courtyard that is currently being constructed as part of the Stage 1A works on site. The carpark is currently designed into two parts, the western end and the eastern end. The western end of the carpark will continue unaffected by the Community Hub. This will ensure that the new hospital will be serviced by a large carpark for use by staff, patients and visitors to the new hospital.

The Community Hub building footprint has been designed to ensure a minimal loss of carparking spaces on the eastern half of the site. It has a floor area of 838 sqm and a GFA of 2514sqm. The overall height of the building is approximately 14 metres at RL 40.455 maximum of feature. A terrace for use by staff is located on level 3 in the north eastern corner.

A structural grid of 8.4 x 7.5 has been designed to maximize structural efficiency and reduce the amount of structural columns. The fire stairs and lifts are structural cores providing lateral support at either end of the structure.

The first floor level has been set at RL 26.550, allowing interconnectivity between the external paved courtyard and the internal spaces of the building. All other floor levels of the community hub match those of the new hospital building. The site has a level difference of approximately 4.0 metres between the main entrances of the Community Hub and the Auburn Hospital. Pedestrian access between the two entrances will be provided by a ramp. The existing ramp connecting the main entrance of the Hospital and the Western carpark will be extended to end immediately adjacent the Community Hub.

A back of house entry will allow for delivery of supplies and for the disposal of waste and recyclables by hospital staff via the Hospital Loading Dock. Waste and recyclables will be stored in the appropriately located Disposal Room from which staff may collect or wheel out the bins for collection.

The Needle and Syringe Vending machine has been located discreetly behind the returned elevational feature ribbon, ensuring it is not visible by the neighbours immediately opposite the hospital. The vending machine will be easily accessible from Hevington Street and the landscaping will be sufficiently spaced to provide an appropriate balance between screening and security requirements. (Refer Drawing A-SK1 in Appendix E)

3.3.3 Materials and Finishes

The façade has been developed to ensure that it is in keeping with the character of the surrounding built environment and the Hospital itself, but clearly having its own character and presence. The major element traversing the northern elevation is the copper coloured ribbon that frames the elevational components of the façade. The Ribbon provides the first floor northern windows with the shading from the summer sun and metamorphoses into framing the entry area and then into becoming the covered awning to the car lay-off.

The curtain wall glazed element works with the ribbon to guide the public to the entry of the building and provide natural light into the vast open circulation and waiting areas of the facility. The mass of natural light permeating into the building's main public area will insinuate good health and wellness into the facility and filter into the connecting corridors servicing the various community health services.

The horizontal nature of the brick and glazed banding borrows from the existing hospital, but has its own DNA with the continuous glazed elements. The horizontal glazed elements are framed with accent brickwork reading as columns. The earthy brickwork is then capped by a lighter coloured and framed façade panel mimicking the main hospital, but juxtaposing itself by way of the white accent panel as opposed to the hospital's red. This reinforces its own identity as a separate facility providing specialist health services. Photographs of the materials and finishes are provided on Drawing A-SK17[B] in Appendix F.

3.3.4 Landscape

The proposed landscape reinforces the existing campus strategy, with Brushbox (*Lophostemon confertus*) trees lining the nature strip in accordance with the Department of Planning conditions of approval. The secondary line of Water Gums (*Tristaniopsis laurina*) frames the eastern boundary and acts as a gateway and screen to the eastern carpark and Community Hub Building. The spacing of 7.5 metres between the Water Gums will be sufficient to provide visual connectivity between the public domain and the site ensuring that security is not compromised.

As per the western carpark, the bituminous hardscape is broken up and softened by Honeylocusts (*Gleditsia* 'Sunburst') and Paperbarks (*Melaleuca quinquenervia*).

The main northern elevation of the Hub is separated from the carpark by a line of hedge planting consisting of Dwarf Bottlebrush (*Callistemon* 'Captain Cook') that will grow to a maximum height of 600mm. This hedge planting will mirror the horizontal elements of the façade and control the pedestrian traffic to the footpath heading towards Hevington Road. The other landscaped component is located west of the car lay-off area to the Community Hub, where Dwarf Bottlebrush is the main hedge planting with a stand of Gymea Lilies (*Doryanthes excelsa*)

providing scale and verticality. Appendix L provides pictorial examples of the selected landscape species.

The courtyard between the Hub and the new Hospital has been previously approved as part of the hospital development. The New Hub will be constructed immediately against the courtyard edge to maximize the available site for the new Community Hub building and to provide the visual connection between the interior spaces of the Hub with the Courtyard.

3.4 Staging and Timing

The proposed Hub will be built in one stage and as soon as approval is given. The ability to use existing contractors on site as part of the existing approved Hospital redevelopment provides a significant financial saving for the project. Construction is programmed to commence in early 2010 subject to receiving Ministers approval this year.

3.5 Traffic management and car parking

A comprehensive traffic and transport study was undertaken as part of the application for the Auburn Hospital Concept Plan and the Project Application for the Hospital. The proposed Hub, while not expressly considered at that time, does not constitute a significant impact on traffic, car parking or transport infrastructure. To assess the potential impacts, Halcrow MWT (previously Masson Wilson Twiney) have undertaken a review of their original assessment of 2006. In the 2006 assessment of the Concept Plan, it was determined that:

- Prior to the redevelopment of the Hospital there was a significant demand for on street parking by Hospital related activities due to a lack of accessible on site parking provisions.
- The redevelopment of the Hospital (at each stage) would significantly improve the on site parking provisions compared to the then existing situation, and hence reduce demand for on street parking.
- The surrounding road network would continue to operate with good levels of service and spare capacity with the redevelopment of the Hospital site.
- The Hospital is serviced by both rail and bus services.
- Surveys of staff travel behaviour indicated a high proportion of staff driver to the site (50%). However approximately 43% of staff arrived as a passenger in a car indicating good potential for car share arrangements.

In the interest of further promoting the use of public transport, the Department of Planning (DOP) included a modification in the Concept Plan Approval limiting car spaces on site to 358, including spaces for people with a disability.

The Halcrow study states that the hub will not impact adversely on the surrounding traffic flows it recommends a range of demand management measures which are further discussed in Section 4.

A copy of the Halcrow MWT review is attached at Appendix H.

3.6 Engineering and Services

3.6.1 Stormwater

Stormwater will be implemented in accordance with the Drainage Layout and Onsite Detention Plan (Drawing C-9630) in Appendix D. This is consistent with Councils OSD requirements.

3.6.2 Sewer

An existing sewer services the site and the new Community Hub will be connected with the Sydney Water sewer on the corner of Hevington and Norval Street. This sewer has sufficient capacity.

3.6.3 Water

Sydney Water has advised that there is sufficient water available and services will be connected through the existing Auburn Hospital service.

3.6.4 Gas

Gas will be supplied via the existing Auburn Hospital service.

3.6.5 Water and Energy Conservation Measures

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation. While the mechanical and electrical designs have yet to be finalised, some of the components of these that will contribute to the Green Star Standard are listed in Section 4.4.5.

In respect to water conservation, the intention is to connect to the in ground rain water harvesting tank on the new Auburn Hospital and to use this water for irrigation and landscape maintenance. All facilities within the building will be AAA rated and all toilets will be dual flush. Water metres will be installed on the project to monitor water use with the intention reduce usage of potable water as time goes on.

3.6.6 Electrical Services

The electrical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.6.7 Mechanical services

The mechanical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.7 Compliance with the Approved Concept Plan

While the approved Concept Plan did not envisage the Community Hub to be located within the grounds of the Auburn Hospital complex, the proposal is consistent with the principles of the Concept Plan approval. An amendment to the approved Concept Plan has been approved to allow for the Community Hub to be located as proposed by this application.

Car parking, amenity and other aspects of the proposal are not inconsistent with the overall Concept plan approval.

4. Environmental Assessment

4.1 Objectives of the Environmental Planning and Assessment Act 1979

The objects of the *Environmental Planning and Assessment Act 1979* (EP&A Act) are:

(a) to encourage:
  (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
  (ii) the promotion and co-ordination of the orderly and economic use and development of land,
  (iii) the protection, provision and co-ordination of communication and utility services,
  (iv) the provision of land for public purposes,
  (v) the provision and co-ordination of community services and facilities, and
  (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
  (vii) ecologically sustainable development, and
  (viii) the provision and maintenance of affordable housing, and

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

The proposed Community Hub is consistent with the objectives of the EP&A Act as they apply to the proposal. Specifically, the proposal ensures the proper management of resources, by providing a state of the art community hub facility in a location which maximises the access opportunities for the community and the collocation benefits of being close to the acute hospital. The proposal promotes the orderly use of the land through this co-location and sharing of resources and provides the land for public purposes. The proposal coordinates community facilities in a single "hub" to minimise fragmentation of services infrastructure.

The Community Hub is consistent with the sharing of responsibilities between various levels of government by providing accommodation for community and outreach functions. The Concept Plan process that has been undertaken for the Auburn Hospital redevelopment provided opportunities for the community to be involved in the planning for this significant health facility. Additional consultation has been undertaken and is outlined in Section 5.

4.2 Relevant Environmental Planning Instruments and Guidelines

4.2.1 State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 aims to provide a State wide planning approach to the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. The SEPP achieves this by specifying when consent is required, and when it is not required, for a remediation work, and by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements.

When a development application is lodged with a consent authority the consent authority is not able to grant consent unless it has considered:

(a) whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The Contamination and Site Audit Report attached at Appendices C and G respectively comply with the provisions of the *Contaminated Land Management Act 1997* and SEPP 55 and establishes the ability of the site to be free of contamination and fit for purpose following implementation of the Remediation Action Plan (RAP) which has now been completed and signed off in draft – refer Appendix C.

4.2.2 State Environmental Planning Policy (Major Development) 2005

Schedule 1 of the Major Development SEPP sets out the classes of development that qualify as Major Development, specifically Group 7 Clause 18 It states that:

(1) Development that has a capital investment value of more than $15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:

(a) day surgery, day procedures or health consulting rooms, or
(b) accommodation for nurses or other health care workers, or
(c) accommodation for persons receiving health care or for their visitors, or
(d) shops or refreshment rooms, or
(e) transport of patients, including helipads and ambulance facilities, or
(f) educational purposes, or
(g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or
(h) any other health-related use.

(2) For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.

On that basis and the previous opinion provided under Clause 6, the project is considered one to which the Major Development SEPP applies. This application has been prepared according to the provisions of Part 3A of the EP&A Act, the Major Projects SEPP and the site specific Director General's Environmental Assessment Requirements dated 5th November 2009.

4.2.3 State Environmental Planning Policy (Infrastructure) 2007

This Policy commenced on 1st January 2008 and repealed SEPP 8 and others relating to significant infrastructure provision.

However as the proposed development in this case is declared to be a development to which Part 3A applies, Clause 8 of the Infrastructure SEPP places it in a subordinate position to the Major Development SEPP and therefore the provisions of the Infrastructure SEPP do not apply to this proposal.

4.2.4 NSW State Plan 2009

The NSW State Plan is the NSW Government's long term plan to deliver services to the people of NSW. It sets priorities for Government action, based on input from communities across NSW for the future of NSW. The Plan addresses Government services and direction across ten (10) key areas:

1. Better Government
2. Supporting Businesses and Jobs
3. Better Transport
4. Clever State
5. Healthy Communities
6. Green State
7. Urban Environment and Lifestyle
8. Strengthening Communities
9. Keeping People Safe
10. Delivering for Priority Groups

This project falls largely within the "Healthy Communities" area and meets several of the Government priorities in this respect. The key target areas of the State Plan for healthy communities are:

- Improve and maintain access to quality healthcare in the face of increasing demand
- Improve survival rates and quality of life for people with potentially fatal or chronic illness
- Improve health in the community
- Reduce potentially preventable hospital admissions
- Improve outcomes in mental health

The Community Hub project will deliver on those priorities through provision of the following services and programs:

- Diabetes education
- Vascular disease education and monitoring
- Drug and alcohol counselling and education, including the needle exchange
- Population health services.
- Mental health programs, including enhanced early intervention and support services for young people.

On that basis, the Community Hub is considered to be consistent with the relevant priorities and targets of the NSW State Plan 2009.

4.2.5 Sydney Metropolitan Strategy

The Sydney Metropolitan Strategy "City of Cities" was released in December 2005 and provided a "Plan for Sydney's Future". It has five (5) key aims to achieve the vision for Sydney in 2031. These are:

1. Enhance liveability
2. Strengthen economic competitiveness
3 Ensure fairness
4 Protect the environment
5 Improve governance

In order to implement these aims, a series of Subregional Strategies have been developed to provide area specific objectives and an implementation methodology for their achievement. The Subregional Strategy that deals with the Auburn Hospital site is the draft West Central Subregional Strategy.

4.2.6 Draft West Central Subregional Strategy

The draft West Central Subregional Strategy aimed to guide land-use planning until 2031 in the Auburn, Bankstown, Fairfield, Holroyd and Parramatta local government areas. Key directions in the Strategy include:

- Retaining and protecting strategic employment lands to help provide jobs closer to home
- Strengthening Parramatta as one Sydney's main city centres
- Planning for a broader range of roles for Sydney Olympic Park
- Supporting the continuing development of the Westmead Specialised Centre
- Promoting Bankstown as a Major Centre
- Improving connections between centres and access to regional open space

The strategy recognises the continuing role of Auburn Hospital in the future planning for the subregion and looks to improve the services and accessibility to health care. This is consistent with the objectives for Health Services in the 2008-2009 NSW State Infrastructure Strategy which is the umbrella that drives the various NSW Government strategic plans.

This proposal is considered to be consistent with both the Metropolitan Strategy and the draft Subregional Strategy.

4.2.7 Auburn Local Environmental Plan 2000

The site is zoned Residential 2b and the proposed development is permissible with Consent in terms of Clause 12 of the Auburn Local Environmental Plan 2000 (ALEP).

Clause 14 provides restrictions on development in residential zones It provides that consent may only be granted for development on land within the 2(b) zone if, in the opinion of the consent authority, it is compatible with the existing and likely future character and amenity of nearby properties in terms of:

(a) its scale, bulk, height, siting and landscaping, and
(b) its operation, and
(c) traffic generation and car parking, and

(d) noise, dust, light and odour nuisance, and
(e) privacy, and
(f) stormwater drainage, and
(g) hours of operation, and
(h) overshadowing.

These issues have been considered in the application and based on this assessment and the attached drawings in Appendix E the proposal is considered to be consistent with the existing and future character of the area.

Clause 43 of ALEP deals with development in the vicinity of heritage items or heritage groups and requires the consent authority to take into account the likely effect the proposed development will have on the heritage significance of the heritage item or heritage group before granting consent to development on land in the vicinity of a heritage item or heritage group.

An Archaeological Impact Assessment and Mitigation Strategy was prepared by Cosmos Archaeology Pty Ltd in March 2007 and an Interpretation Strategy for the Auburn Hospital Site prepared by Graham Brooks and Associates in May 2007. Both these reports are attached in Appendices I and J respectively. The finding of these reports indicate that the area in which the Community Hub will be located may contain some material of archaeological or historical value – depending on the depth of excavation required. Archaeological monitoring in Area 1b was recommended by Cosmos Archaeology and this has now been completed. Nothing of significance was found during this process and a summary of the monitoring is attached at Appendix K

Clause 48 of ALEP prevents the consent authority from consenting to development in Zone No 2 (a), 2 (b), 2 (c), 3 (a), 3 (b), 4 (a), 4 (b), 4 (c) or 4 (d) if it considers that the development will prevent the surrounding lots from being developed in accordance with the ALEP.

The proposed Community Hub will not prevent any surrounding lots from achieving their development potential under the ALEP.

Clause 51 deals with contaminated land and requires development consent and consideration of the *Contaminated Land Management Act 1997* and State Environmental Planning Policy No 55-Remediation of Land. A discussion on compliance with these requirements is above in Section 4.1.1.

4.2.8 Auburn Section 94 Development Contributions Plan, 2007

Auburn Councils Section 94 Plan contains a policy on development by the Crown. It states:

> *Excepting compliance with any direction issued from time to time, Council holds the view that development by the Crown should be subject to development contributions in the same manner as development by a private developer, and will, where appropriate, seek the Minister's written approval and consent before imposing conditions on Crown development requiring development contributions. This does not preclude Crown development from arguing a case for merit exemption in the same manner as a private developer*.

The s94 Plan however does not require any contributions for hospital related development or that of community health facilities.

4.2.9 Auburn DCPs 2000

The Auburn DCPs are a series of policies which apply to various types of development and/or development in various locations. The **general objectives** of the plans are:

(a) To identify the criteria and process for assessing applications, and to outline the responsibilities of both Council and applicants.

(b) To outline the broad strategic planning intentions for Auburn, and to provide detailed development controls to ensure that future development is consistent with this vision.

(c) To specify criteria relevant in determining what is exempt and complying development.

(d) To comprehensively outline all criteria which would be relevant to the broad types of development, covering issues including urban character, landscaping, transport, traffic and access, car parking, advertising signs, ecologically sustainable development, waste management and pollution control.

(e) To specify criteria to be applied in the assessment of development in residential areas, and

(a) to ensure that such development is consistent with the existing and planned character of individual localities.

(f) To provide controls for development within the business and industrial areas of Auburn to ensure that development is consistent with the planned urban form and character of the commercial centres.

(g) To provide detailed planning controls for specific types of development such as child-care centres and brothels.

(h) To specify the minimum standard of information to be submitted with any development application.

While most of the criteria contained within the DCPs do not apply to a Community Hub development, the general provisions have been considered as relevant issues. The **Car Parking and Loading DCP** provides general principles for the provision of parking and loading facilities as well as specific standards for layout and design. These have been considered in previous applications on the site and generally comply with the DCP requirements.

The **Stormwater Drainage DCP** applies to all development within Auburn and has the following objectives:

- to preserve and protect the amenity and property of existing residents, property owners and the community.
- to ensure the safety of residents and the community.
- to meet reasonable expectations and statutory requirements for the development of properties.
- to protect the physical environment and receiving waters of catchments.

The DCP contains performance criteria and development standards that apply to development. The proposal complies with these criteria.

Other aspects of the DCPs apply specifically to construction activities and are addressed, where relevant, in the draft Statements of Commitment in Chapter 6.

4.3 Amenity Impacts

The Community Hub proposal is located within the Auburn Hospital site. While the original Concept Plan did not envisage this location, the current proposal provides a superior resolution for the delivery of community services.

The proposal does not have any adverse impacts on neighbours, traffic (see below) or the general amenity of the area – including the hospital environment. The proposed location of the needle/syringe vending machine and sharps disposal facility has been thoughtfully located to respect the anonymity and safety of users of the facility as well as safety and security of the rest of the community. This service has been available in Auburn since the early 1990s without detrimental impact and protocols are in place to ensure appropriate levels of security – including the patrols of security guards.

4.4 Transport and Accessibility Impacts

As part of the Stage 1 development of the Auburn Hospital site an at grade car parking facility is provided on the northern portion of the site. The car park which was planned to provide a total of 217 parking spaces is accessed via three separate driveways to Hargrave Road, Norval Street and Hevington Road. Additional parking is provided on the site in dispersed locations providing a total on site parking provision of 228 spaces.

The proposed Community Hub building would be located within the at grade car park immediately adjacent to the Auburn Hospital Building and would result in the loss of 44 spaces during Stage 1 from within the main car parking area in the northern portion of the site. The vehicle and pedestrian access to the site would remain unchanged from that approved. The total proposed parking provision for Stage 1 following construction of the Community Hub building would be 184 parking spaces.

While this is a reduction of parking provision for Stage 1, the provision of 184 spaces complies with Condition B11 of the consent and is consistent with the transport objectives established by the DoP (and Ministry of Transport) to encourage increased public transport usage via decreased parking provisions.

Not withstanding the above, that the following measures will be introduced to further encourage non - car driver modes of transport and / or more sustainable car usage:

1. Small Car Spaces

- Increased provision of small car spaces within the car park to encourage use of more fuel efficient vehicles.
- Small car space provision is associated with Green Star ratings.
- Up to 25% of spaces could be allocated and designed as small car spaces.

2. Bicycle Parking Facilities

- Bicycle users accessing the Community Hub will be able to access the shower and locker facilities within the Hospital.
- Additional bicycle parking / storage facilities will be provided within the car park.

3. Motorcycle Parking Spaces

- With the provision of small car parking spaces, additional area will be available within the car park. This area could be allocated and designed for motorcycle parking.

4. Car Sharing

- The staff travel survey undertaken as part of the Concept Plan identified a significant proportion of staff travel as car passengers. This generates potential for car share use.
- Initially up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.
- Car sharing could be operated either as part of a travel management plan for the Hospital/Community Hub or potentially by a commercial operator

5. TravelSmart Incentive Program

- As identified during the Concept Plan assessment process, the implementation of a TravelSmart program would be a valuable management tool to encourage increased awareness of public transport options for staff and visitors (and residents during Stage 2).
- A TravelSmart program should be a holistic plan which incorporates the Hospital and the Community Hub.

Overall it is considered that the above measures, combined with the Ministry of Transport's improvements to the Integrated Network Plan for Bus Contract Region 13, will facilitate improved access to and greater encouragement to use non private vehicle (as driver) modes of transport.

Traffic Implications

The Concept Plan traffic assessment determined that the surrounding road network could adequately accommodate the traffic generation of the Concept Plan development. The existing road network was determined to operate satisfactorily with good levels of service (LoS A) and significant spare capacity.

Observations indicate that the road network is operating satisfactorily with the Stage 1 Auburn Hospital development. The construction of the proposed Community Hub with the reduction in on site parking is not anticipated to change the existing traffic generation or network operating conditions.

As identified above, the Stage 1 car park access arrangements would remain unchanged by the Community Hub development proposal. As such there would be no change to the interaction between the external and internal road networks.

Public Transport

The proposed Community Hub development would not change access to existing public transport services (ie. bus stop access).

Pedestrian and Cycling

The proposed Community Hub development would not change the proposed pedestrian access arrangements for the Stage 1 works and therefore is consistent with the current approval. The provision of cycle parking and end of trip facilities is consistent with the *Planning Guidelines for Walking and Cycling.*

Service Vehicle Arrangements
It is proposed to provide a dedicated loading bay on the southern side of the Community Hub building. Access to the loading bay would be via the Hospital's service vehicle access driveway and thus be separated from staff / visitor car access and thus reduce potential car / service vehicle conflicts.

Summary
In summary it is considered that the proposed Commuity Hub development and the associated car parking arrangements are considered to be consistent with the DoP approval for the Stage 1 and Concept Plan developments of the Auburn Hospital site.

With the implementation of the suggested traffic management measures, it is considered that increased use of non private vehicle modes of transport can be achieved and offset the reduction in total Stage 1 on site parking provision.

4.5 Ecologically sustainable development

The Project has been assessed against the following four principles of ecologically sustainable development listed in the *Protection of the Environment Administration Act 1991:*

- the precautionary principle
- the principle of social inter-generational equity
- the principle of biological diversity and maintained ecological integrity
- the principle of improved valuation and pricing of environmental resources.

4.5.1 Precautionary principle

The precautionary principle states that:

if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:

(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(ii an assessment of the risk-weighted consequences of various options.

In the design of this proposal, key issues have been taken into consideration to ensure that serious or irreversible damage does not occur as a result of these works. This has included a thorough review of hazardous materials and contamination and the implementation of remediation measures to avoid risk. The selection of materials and construction methods has also been included in this assessment.

On that basis the proposal meets the requirements of the Precautionary Principle.

4.5.2 Principle of inter-generational equity

The principle of inter-generational equity states that:

the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations….

The site is within a highly urbanised environment. The operation of the proposal would not result in any impacts that are likely to impact on the health, diversity or productivity of the environment for future generations.

The greatest life-time energy impact of a building is its operational energy consumption. A number of features have been included in the design to reduce the environmental footprint of the proposal to maintain the environment for future generations, including the use of Green Star to achieve a high level of energy efficiency for the project.

The proposal is therefore considered to be consistent with the principle of inter-generational equity.

4.5.3 Principle of biological diversity and ecological integrity

The principle of biological diversity and ecological integrity states that:

> '*Conservation of biological diversity and ecological integrity should be a fundamental consideration.*'

On the basis that the proposal is the redevelopment of the existing site, it is concluded that impacts upon the ecological integrity will be negligible.

The proposal therefore considers the principle of biological diversity and ecological integrity.

4.5.4 Improved valuation of environmental resources

The principle of improved valuation of environmental resources states that:

> *environmental factors should be included in the valuation of assets and services, such as:*
> *(ii) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
> *(iii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
> *(iv) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.*

The proposal has been designed to minimise adverse impacts on the environment by:

- siting infrastructure at locations that have been disturbed by previous land uses, and
- putting in place specific design measures to lesson the environmental impact on the area.

Although these measures did increase the costs associated with construction and in some cases the operation of the proposal, it has resulted in a higher quality environmental outcome which significantly reduces the buildings impact. This indicates that environmental resources

have been assigned a significant value and this has been taken into consideration during the concept design stage.

The proposal therefore appropriately values environmental resources.

4.5.5 Environmental design

The Auburn Community Hub will include a high standard of environmental design. The project team is targeting a 4 Star Green Star Office Design v3, which would equate it to the top 25% of building projects in terms of sustainable design. A key part of this Green Star strategy is a focus on energy efficiency. Though the project has not achieved a final internal (electrical and mechanical) design, we anticipate that the initiatives included in the Green Star strategy will assist the project in performing well. Energy efficiency initiatives that are scoped for inclusion in the project include:

- High standard of passive design, including;
  - Low emissivity (low-E) double glazing
  - Insulation
  - Shading
- VAV air conditioning system with:
  - Perimeter and central zoning
  - High efficiency chiller
  - Variable Speed Drives
  - Outside air economy cycle
  - Supply air temperature reset
  - CO^2 sensors
- Lighting system with;
  - AESY84440A.0.0.MCP91105 - Energy Strategy.doc 2 Form Revision: J 01/07
  - 2 W/m²/100 Lux design target
  - Individually switch controls for each room
  - Lighting zones no larger than 100m²

4.6 Noise and Vibration Impacts

There will be no significant noise or vibration impacts above the construction noise expected. There are no driven piles or rock hammering proposed as part of this application. Any impacts from noise and vibration will be managed in accordance with a Construction Environmental Management Plan – refer Statements of Commitment.

4.7 Crime Prevention Through Environmental Design

Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'

- removing conditions that create confusion about required norms of behaviour.

In order to achieve these outcomes, there are four (4) principles used to assess projects to ensure the opportunity for crime is minimised. These are surveillance, access control, territorial reinforcement and space management. In terms of the Community Hub project, these issues are dealt with as follows.

4.7.1 Surveillance

The design of the building allows a clear open frontage which is easily seen from the car park and the street. The Terrace on the upper levels provides opportunities for overlooking onto the street providing passive surveillance. Closed Circuit TV cameras will also be installed in the car park at the boom gates and around the building.

The entry and car park will be well lit with an appropriate level of lighting to ensure safety of users and to minimise light intrusion into properties across the road. The landscaping of the facility and the car park has been selected to maximise clear sight lines and visual connectivity without compromising security. Species have been selected to ensure clear trunks and appropriate spacing has been allowed between trees to fulfil this objective.

4.7.2 Access control

The facility will have security access at the entry and a clear open lobby area. Closed Circuit TV and security personnel are employed to patrol the area of both the Community Hub and the Hospital. Again landscape is used here to identify the entry and to provide an area for people to gather without causing a security risk. The use if Gymea Lillies provides a sense of enclosure to the entry foyer while maintaining clear visual contract with the surrounding area.

4.7.3 Territorial reinforcement

The community nature of the facility and the maintenance of the area and landscape will significantly contribute to the reinforcement of the place as a public place and one that is safe.

4.7.4 Space management

As mentioned above, the Community Hub will be well maintained through the SWAHS existing maintenance program which includes removal of graffiti and rubbish and regular clearing of the exterior of the buildings. This creates the sense of a well respected facility that is cared for by both the staff and the users of the facility.

5. Consultation

There has been considerable consultation with the major agencies and Auburn City Council since the inception of the redevelopment of the hospital and the Concept Plan for the sites in 2006. This includes addressing a number of issues raised following the exhibition of those plans.

In addition to this, the Sydney West Area Health Service (SWAHS) has provided information about the Community Hub and the services and facilities to be provided by the Hub to the following:

- Auburn Council's General Manager
- The Local Member for Auburn, The Hon. Barbara Perry
- The Flemington Local Command of the Police Service
- Hospital Staff

This consultation is part of an ongoing communication strategy between the SWAHS and their local communities. A specific communication framework is being developed by the SWAHS to provide ongoing information about the project as it progresses. This will be based on the strategy used for the Auburn Hospital project.

We believe this level of consultation, combined with the public exhibition of this application to be adequate and appropriate for this project.

6. Draft Statement of Commitments

6.1 General Commitments

G1 Health Infrastructure, Brookfield Multiplex and its partners are committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act 1979*. The construction and operation of the Community Hub facility will be undertaken in accordance with Best Practice environmental management policies in place at the relevant time through the sites development.

G2 The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

G3 The development will comply with the Building Code of Australia 2008.

G4 The proponent will continue to liaise with the local community through Auburn City Council during the development process.

G5 The new building will be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to the Department that structural works are in accordance with the approved project application.

G6 A separate application will be made to Auburn City Council for approval under Section 68 of the *Local Government Act, 1993*, for the erection of hoardings or scaffolding in a public place, if required.

G7 The development and its uses will be in accordance with the approved Project Application as described in this Environmental Assessment.

6.2 Prior to Commencement of Works

P1 Detailed construction design details will be submitted to the Director prior to the commencement of construction works.

P2 All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and Australian Standard AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

P3 Prior to commencement of works, a Construction Environmental Management Plan (CEMP) will be prepared. This plan will include procedures for the following:

- Contact details of the site manager;
- Air quality/dust control;
- Noise and Vibration Management;
- Waste management;
- Community access and safety;
- Site specific soil erosion and sediment control;
- Traffic and pedestrian management;

- Storage and handling of materials;
- Environmental training and awareness;
- Contact and complaints handling procedures;
- Emergency preparedness and response;
- Site induction, OHS&R management and training;
- Services disruption planning and management;
- Site contamination review and remediation, hazardous materials and contamination management.

P4 Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's and Sydney Water's requirements prior to the commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

P5 A Traffic and Pedestrian Management Plan will be prepared that will identify:

- The number and location of car parking spaces required by construction workers,
- Ingress and egress of vehicles to the site,
- Loading and unloading, including construction zones,
- Predicted traffic volumes, types and routes, and
- Pedestrian and traffic management methods.

P6 A sign will be erected in a prominent position on the site prior to the commencement of works in indicating the nature of the project and the Project Director and contractor contacts details.

P7 All electrical and mechanical services plans will be submitted to the Department for information prior to construction.

6.3 During Construction

D1 Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).

D2 Erosion and Sediment Control will be implemented in accordance with the Erosion and Sedimentation Plan which will be submitted to DoP prior to construction and these measures will be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.

D3 Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood, hospital and other workers during construction. These will include:

- Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions,
- Earthworks and scheduling activities will be managed to minimise the amount of time the site is left cut or exposed,

- All materials will be stored or stockpiled at the best locations,
- The surface will be dampened slightly to prevent dust from becoming airborne, without creating runoff,
- All vehicles carrying spoil or rubble to or from the site will be covered to prevent the escape of dust or other material,
- All equipment wheels will be washed or other action taken to avoid soil leaving site before exiting the site,
- Gates will be closed between vehicle movements and will be fitted with shade cloth, and
- Cleaning of footpaths and roadways will be carried out as required.

These will also be documented in the CEMP.

D4 The hours of construction, including the delivery of materials to and from the site, will be:
7:00am and 6:00pm, Mondays to Fridays inclusive;
7:00am and 1:00pm, Saturdays;
No work on Sundays and public holidays.

Works will only be undertaken outside these hours where:

- The delivery of materials is required outside these hours by the Police or other authorities;
- It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm;
- The work is approved through the Construction Environmental Management Plan; and
- Residents and others likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

D5 Rock breaking, rock hammering, sheet piling, pile driving and any similar activity will only occur between the hours below unless otherwise approved in the Construction Environmental Management Plan committed to above:

D6 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

D7 All waste disposal will occur in accordance with the *Protection of Environment Operations Act* and Regulations and EPA Environmental Guideline: Assessment, Classification and Management of Liquid and Non-liquid Wastes (1995).

All wastes generated by the project shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials.

D8 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.

D9 Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.

D10 The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:
- AS 1428 Part 1.
- The Building Code of Australia.

D11 Access and Safety protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the site to ensure the safety of work personnel and visitors.

D12 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.

D13 In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of Environment and Climate Change will be informed in accordance with Section 91 of the *National Parks and Wildlife Act 1974*.

D14 The requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development will be complied with.

D15 All buildings will be ventilated in accordance with relevant codes.

D16 All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

6.4 Prior to Occupation or Commencement of Use

O1 A Fire Safety Certificate will be provided to the Department for all the Essential Fire or Other Safety Measures forming part of application.

O2 Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation will be submitted to the Department and Council for information purposes only.

O3 Up to 25% of spaces will be allocated and designed as small car spaces.

O4 Bicycle parking facilities will be provided within the car park.

O5 Additional area available within the car park as a result of small car spaces will be allocated and designed for motorcycle parking.

O6 Up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.

O7 A travel management plan will be implemented for the Hospital/Community Hub.

O8 A TravelSmart program will be implemented to encourage increased awareness of public transport options for staff and visitors

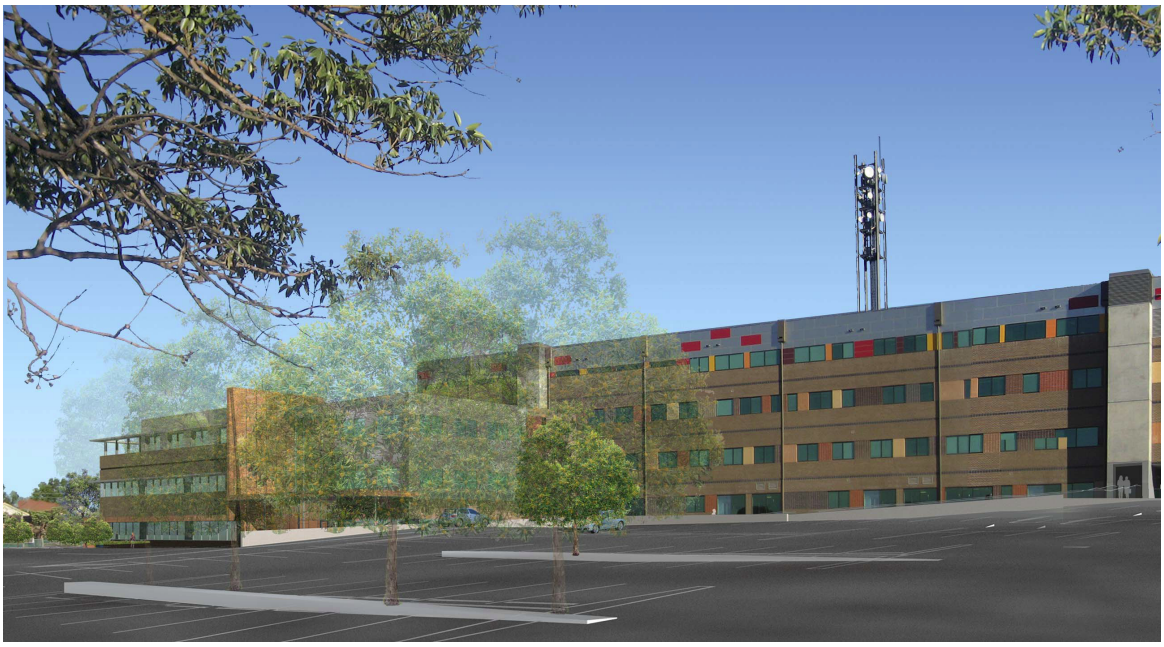
7. Conclusion

The development of the Auburn Community Hub adjacent to the new Auburn Hospital is consistent with the clinical design objectives for the project as well as the objectives of the EP&A Act.

It is considered that short tem – predominantly construction based impacts that can be easily mitigated through measures outlined in the Statements of Commitment. On that basis, the project provides significant public benefit, a significant investment in health infrastructure in Auburn and has very few significant impacts.

The Project meets the objectives of the NSW State Plan 2009 and the Metropolitan Strategy for delivery of Community Health Services close to the populations that need them and to increase jobs closer to home. The Project is therefore justified on any grounds and is recommended for approval.

Auburn Community Hub



Environmental Assessment for Project Application MP09_0173

November 2009

Prepared for:
Health Infrastructure

By:

UPO Pty Ltd
PO Box 787
Matraville NSW 2036

Auburn Community Hub
Environmental Assessment Report

Contents

Executive Summary **1**
1. Introduction **2**
1.1 Background 2
1.2 Aims and Objectives 3
1.3 The Project Team 4
1.4 Compliance with Director Generals Requirements 4
1.5 Statement of Validity 9

2. Site Analysis **10**
2.1 Context 10
2.2 Site Description 11
2.3 Site Analysis 11
2.3.1 Zoning and Ownership 11
2.3.2 Urban Character and Streetscape 11
2.3.3 Easements and restrictions 13
2.3.4 Geology and soils 13
2.3.5 Hydrology 13
2.3.6 Hydrogeology 13
2.4 Existing transport and pedestrian environment 14
2.5 The existing buildings and uses 14
2.6 Existing Infrastructure 14
2.7 Site contamination 14
2.8 Suitability of the Site 15

3. The Project **16**
3.1 Introduction 16
3.2 Design Objectives 16
3.3 Building Design and Placement 17
3.3.3 Materials and Finishes 18
3.3.4 Landscape 18
3.4 Staging and Timing 19
3.5 Traffic management and car parking 19
3.6 Engineering and Services 20
3.6.1 Stormwater 20
3.6.2 Sewer 20
3.6.3 Water 20
3.6.4 Gas 20
3.6.5 Water and Energy Conservation Measures 20
3.6.6 Electrical Services 20
3.6.7 Mechanical services 20
3.7 Compliance with the Approved Concept Plan 20

4. Environmental Assessment 21
4.1 Objectives of the Environmental Planning and Assessment Act 1979 21
4.2 Relevant Environmental Planning Instruments and Guidelines 22
4.2.1 State Environmental Planning Policy No 55 – Remediation of Land 22
4.2.2 State Environmental Planning Policy (Major Development) 2005 22
4.2.3 State Environmental Planning Policy (Infrastructure) 2007 23
4.2.4 NSW State Plan 2009 23
4.2.5 Sydney Metropolitan Strategy 24
4.2.6 Draft West Central Subregional Strategy 24
4.2.7 Auburn Local Environmental Plan 2000 24
4.2.8 Auburn Section 94 Development Contributions Plan, 2007 25
4.2.9 Auburn DCPs 2000 26
4.3 Amenity Impacts 27
4.4 Transport and Accessibility Impacts 27
4.5 Ecologically sustainable development 29
4.5.1 Precautionary principle 29
4.5.2 Principle of inter-generational equity 29
4.5.3 Principle of biological diversity and ecological integrity 30
4.5.4 Improved valuation of environmental resources 30
4.5.5 Environmental design 31
4.6 Noise and Vibration Impacts 31
4.7 Crime Prevention Through Environmental Design 31
4.7.1 Surveillance 32
4.7.2 Access control 32
4.7.3 Territorial reinforcement 32
4.7.4 Space management 32

5. Consultation 33

6. Draft Statement of Commitments 34
6.1 General Commitments 34
6.2 Prior to Commencement of Works 34
6.3 During Construction 35
6.4 Prior to Occupation or Commencement of Use 37

7. Conclusion 39

List of Appendices

A Director-Generals Requirements
B Site Analysis Drawing
C Report on Remediation and Validation Assessment, Oct 2009.
D On Site Detention
E Architectural Plans
F Materials and Montages
G Site Audit Report
H Traffic and Parking Assessment
I Archaeological Impact Assessment
J Interpretation Strategy
K Results of Archaeological Monitoring
L Pictures of Selected Landscape Species
M Survey
N Quantity Surveyor Statement
O Letter from SWAHS

Executive Summary

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital but separate to the acute hospital. The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to permit future expansion of the Community Hub to the west;
- to provide a facility that needs to attract and retain staff; and
- to deliver value for money to the State.

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation and is consistent with the principles of ESD and all relevant planning controls.

The assessment concludes that the site is suitable for the proposal and that the implementation of the development of the Auburn Community Hub is consistent with the public interest.

Accordingly, we seek the Ministers favourable consideration of this application.

1. Introduction

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

The purpose of the report is to outline the key aspects of the proposed redevelopment and to provide an assessment of the proposal in terms of the DGEARs. Table 1 in Section 1.4 shows where in the report each of the DGEARs has been addressed. A copy of the DGEARS is attached in **Appendix A**.

This Environmental Assessment report is structured as follows:

1. Introduction	This section provides an overview of the project and relevant background.
2. Site Analysis	This section provides details of the existing site and the proposed redevelopment context.
3. The Project	This section provides an overview of the proposal and its key elements.
4. Environmental Assessment	This section responds to the Director General's Requirements in terms of the key issues raised and the plans and documents required
5. Consultation	This section describes the consultation undertaken as part of this project.
6. Draft Statement of Commitments	This section contains a Draft Statement of Commitments.
7. Conclusion	This summarises the key issues and provides a recommendation to approve the Project as outlined within the report.

1.1 Background

On 28 April, 2006, the Director General of the Department of Planning, as the Minister's delegate, formed the opinion that the Auburn Hospital redevelopment is a major project under the terms of the State Environmental Planning Policy - Major Projects. A Concept Plan for the site was determined for the site in August 2007 which approved the following:

- Land use distribution;

- Pattern of buildings, including footprint and height;
- A car parking and access strategy;
- Landscape strategy; and
- Development controls for the various sites.

Concurrently, a Project Application to construct the new Auburn Hospital was approved which allowed for:

- The development of substantial new 'state of the art' hospital facilities on the southern portion of the site.
- Creation of a temporary car park on the Arthur Stone site.
- Relocating of the existing services into the new facility.
- Demolition of the existing main hospital building.
- Creation of a temporary on grade car parking areas.

Subsequent applications were made and approved under Section 75W to make minor amendments to the hospital design. The new hospital is now complete and operational.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital site, but separate to the hospital. The location, selected for clinical reasons is within an area, previously identified for car parking and the future development of a residential building of up to nine (9) storeys.

As this was not originally conceived in the Concept Plan a separate application has been submitted under Section 75W to permit the Community Hub in Development Zone 3. This application has been approved by the Department of Planning, which allows this application to be lodged for the development of a new Community Hub building.

1.2 Aims and Objectives

The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to provide a facility that attracts and retains staff; and
- to deliver value for money to the State.

1.3 The Project Team

The team for this redevelopment project is:

Company	Role
Health Infrastructure	Client
Capital Insight	Project Director
Brookfield Multiplex	Design and Construction Contractor
Silver Thomas Hanley	Architect
Van der Meer Consulting	Structural & Civil Engineering
Lincolne Scott	Services Engineering
Advanced Environmental	Environmental Engineering
Acoustic Logic	Acoustic and Vibration engineering and
Philip Chun	BCA & DDA Compliance
Warrington Fire	Fire Engineering
GDK	Hydraulic Engineering
Halcrow MWT	Traffic and Transport
Urban Planning Outcomes	Statutory Planning

1.4 Compliance with Director Generals Requirements

Table 1 following outlines how the Project Application addresses the Director General's Environmental Assessment Requirements.

Table 1 Compliance

Requirement	Location
Key Issues	
1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: - Objects of the EP&A Act; - SEPP (Major Development) 2005; - SEPP (Infrastructure) 2007; - SEPP 55 - Remediation of Land; - NSW State Plan - Sydney Metropolitan Strategy and draft West Central Subregional Strategy; and ▪ Consideration of applicable Auburn City Council Instruments and policies; ▪ Address the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines (including the relevant Auburn City Council DCP/s) and justification for any non-compliance.	Section 4

2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality and detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the buildings achieve optimal design and amenity outcomes. The Project Application shall include detailed architectural plans.	Section 3 and Appendix E
3. Urban Design/Public Domain ▪ The EA shall address the design quality of buildings with specific consideration of the façade, massing, setbacks, articulation, materials/finishes & colours palette. ▪ The EA shall also address landscaping, safety by design and public domain, including an assessment against the Crime Prevention Through Environmental Design Principles. The EA shall provide the following documents: ▪ View analysis to and from the site from key vantage points; and ▪ Options for the siting and layout of building envelopes having regard to views from adjoining buildings, adequacy of separation between buildings on the site, impacts on the development potential of adjoining properties and solar access to properties to the south between the buildings.	Section 3 Section 4.7 Appendix E and F
4. Amenity Impacts on Neighbouring Properties The EA must the address the visual impact, privacy and overshadowing of the development on adjoining properties, with particular regard to any sensitive uses.	Section 4
5. Transport & Accessibility Impacts (Construction and Operational) The EA shall address the following matters: ▪ Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's Guide to Traffic Generating Developments and making reference to the NSW Planning Guidelines for Walking and Cycling, considering the following issues: ○ Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections and the need for funding or upgrading or road improvement works (if required). ○ Car parking arrangements, including number of spaces and compliance with the relevant parking codes and how this will minimise on-street parking; ○ Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan; ○ Demonstrate how users of the development will be able to	Chapter 4.4 and Appendix H

make travel choices that support the achievement of relevant State Plan targets; ○ Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access; ○ Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and ○ Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling).	
6. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. The EA must demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme	Section 4.5
7. Consultation Undertake an appropriate and justified level of consultation in accordance with the *Department's Major Project Community Consultation Guidelines October 2007*, and provide an outline of the proposed consultation program to be adopted.	Section 5
8. Services The EA shall address capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.	Section 3
9. Groundwater The EA is to identify whether groundwater may be encountered during excavation, the potential need to dewater and whether there are any groundwater issues including degradation.	Section 2
10. Noise and Vibration Assessment The EA shall address the issue of noise and vibration impact from the railway corridor and provide detail of how this will be managed through the design of the proposed buildings, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.	Section 4.6
General	
The EA must include:	
1. An executive summary	Page 1
2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;	Section 2 and Appendix B
3. A thorough description of the proposed development;	Section 3

4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;	Section 4
5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;	Section 4 and Section 6
6. The plans and documents outlined below;	Appendices
7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;	Page 9
8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP);	Previously submitted
9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.	Section 7
Plans and Documents	
1. An **existing site survey plan** drawn at an appropriate scale illustrating; ▪ the location of the land, boundary measurements, area (sqm) and north point; ▪ the existing levels of the land in relation to buildings and roads; ▪ location and height of existing structures on the site; ▪ location and height of adjacent buildings and private open space, and ▪ all levels to be to Australian Height Datum.	Appendix M
2. ***A Site Analysis Plan*** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).	Appendix B
3. ***A locality/context plan*** drawn at an appropriate scale should be submitted indicating: ▪ significant local features such as parks, community facilities and open space and heritage items; ▪ the location and uses of existing buildings, shopping and employment areas; and ▪ traffic and road patterns, pedestrian routes and public transport nodes.	Appendix E and Page 11
4. ***Architectural drawings*** at an appropriate scale illustrating: ▪ the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;	Appendix E

	▪ detailed floor plans, sections and elevations of the proposed buildings; ▪ elevation plans providing details of external building materials and colours proposed; ▪ fenestrations, balconies and other features; ▪ accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; ▪ the height (AHD) of the proposed development in relation to the land; ▪ the level of the lowest floor, the level of any unbuilt area and the level of the ground; and ▪ any changes that will be made to the level of the land by excavation, filling or otherwise.	
5.	***Stormwater Concept Plan*** - illustrating the concept for stormwater management	Appendix D
6.	***Landscape/Public Domain Concept plan*** - illustrating treatment of open space/public domain areas, screen planting along common boundaries and tree protection measures both on and off the site.	Appendix E
7.	***Shadow diagrams*** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm	Appendix F
8.	***View Analysis*** - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas.	Appendix E and Appendix F

1.5 Statement of Validity

Submission of Environmental Assessment

Prepared under Part 3A of the *Environmental Planning and Assessment Act 1979*

Environmental Assessment prepared by

Name:	Leoné McEntee
Qualifications:	BA (Geog), Graduate Diploma Urban and Regional Planning, Grad Dip Natural Resources Law
Address:	UPO Pty Ltd PO Box 787 Matraville NSW 2036
In respect of:	Auburn Community Hub

Applicant & Land Details

Applicant name	Health Infrastructure
Applicant Address	Level 6, 77 Pacific Highway, North Sydney
Land to be developed	Auburn Hospital, Hevington Road Auburn
Lot & DP	Lots 11, 12 and 13 in DP 873

Environmental Assessment	An environmental assessment is attached
Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director Generals Environmental Assessment Requirements dated 5th November 2009, and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.
Signature	
Date	27th November 2009

2. Site Analysis

2.1 Context

The Auburn Community Hub is located adjacent to Auburn Hospital in the western suburbs of Sydney. The regional context is characterised by a mix of low to high density residential suburbs and light industrial precincts concentrated around the Parramatta Central Business District. A wide range of ethnic groups are represented in the region with more than 30% speaking a language other than English at home.

The region has a strong focus on manufacturing and wholesale trade industries making up 40% of the area's employment base. Health and community services provide over 5% of the jobs in the region and this is expected to increase as a result of an aging population.

The nearest major tertiary educational institution to Auburn hospital is the University of Sydney Cumberland Campus at Lidcombe (5km east of the hospital) which is home to the Faculty of Health Services (FHS). The FHS is acknowledged nationally and internationally for innovation in teaching and research.

Also located in the region is the Sydney Olympic Park complex which provides an array of sporting and recreational opportunities. The major movement corridor in the regional context includes primarily road and rail services. The major roads include the Great Western Highway, Parramatta Road, Silverwater Road and the M4 Motorway. The latter is a major east-west arterial in the Greater Sydney Region. Rail services include the main Western Line, with Auburn Station the nearest station to the hospital or the South Western Line, where the nearest stations are Regent's Park and Berala.[1]

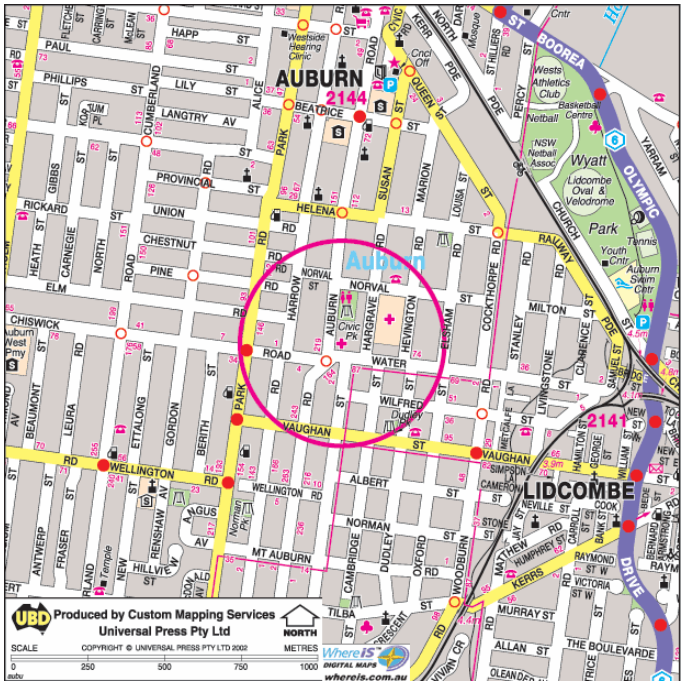


Figure 1 Site Location (not to scale)

[1] LFA (Pacific) Auburn Hospital Concept Plan application

2.2 Site Description

The building site comprises an area of approximately 840sqm located adjacent to the new Auburn Hospital on the Hevington Road side of the site. The Auburn Hospital site is bounded by Hevington Road to the East, Norval Street to the North, Hargrave Road to the West and Water Street to the South. The site is legally described as Lots 11,12 and 13 in DP 873.

2.3 Site Analysis

A Site Analysis Drawing (A-SK20) is included in the Architectural Drawings in Appendix B.

2.3.1 Zoning and Ownership

The site is zoned Residential 2b (Medium Density) under the Auburn Local Environmental Plan (2000). The 2b zoning permits the development of hospitals. Community health facilities are considered to fall within the definition of a hospital which is:

> *Hospital means a building or place (other than an institution) used for providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, care for people with developmental disabilities, psychiatric care or counselling and services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there) and includes:*
> *(a) ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or restaurants, and ancillary accommodation for persons receiving health care or for their visitors, and*
> *(b) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health care workers.*[2]

The objectives of Zone 2b are as follows:

- Permit multiple dwelling residential development on appropriate sites.
- Permit residents to work at home where there is no adverse impact on the amenity of the area.
- Permit appropriate uses in the zone that complement the residential nature and functioning of the zone.

2.3.2 Urban Character and Streetscape

The existing urban character and streetscape surrounding the hospital site is typically represented by 20m wide road corridors with landscaped verges of between 3 and 4m. While there is little evidence of significant street tree planting schemes, native specimens are evident.

The settlement pattern is a grid formation with north/south and east west street orientation. The street grid shifts at Auburn Road and Water Street to create an offset street grid pattern to the south. Auburn Road and Water Street also form the primary north/south and east/west connections respectively.

[2] Auburn Local Environmental Plan 2000



Figure 2 Development opposite proposed community hub on Hevington Road

The residential lots in the local area tend to be deep, in the order of 45-50m, with frontages ranging from 13-15m. In some cases lots have been amalgamated for multi-unit developments many of which are evident in the immediate vicinity of the hospital site.



Figure 3 Streetscape Hevington Road

The existing urban built form consists of a mixture of fibro, weatherboard and brick cottages of little architectural significance interspersed with two storey townhouses and two to three storey multi-unit apartment buildings constructed over the last 20 years.

2.3.3 Easements and restrictions

There is an existing easement on site for Telstra to access the communications tower, however this does not impact on the use of the Community Hub site.

2.3.4 Geology and soils

In April 2009, Douglas Partners[3] undertook a review of published geological information on the site as part of the Remediation Plan. The regional geology was identified as the Wianamatta Group comprising Ashfield Shale and Bringelly Shale. This formation comprises shale with occasional claystone, laminite and coal laminite with dark grey siltstone.

The soil landscapes encompass Red and Brown Podzolic soils that are shallow to moderately deep (<100cm). In areas of lower slopes and in areas of poor drainage Yellow Podzolic soils and Soloths are dominant. Based on the site elevation, the soil type identified at the site is residual clay.

Douglas Partners identified that the site lies in an area that has a moderate to high salinity potential, based on published information from the Department of Water and Energy (DWE). Typical soil conditions encountered on the site during investigation works are summarised below in Table 2. A copy of the Douglas Partners report is attached at Appendix C.

Table 2 Summary of Site Geology

Depth (m)	Material Type	Material Description
0 - 0.5	Fill	Topsoil underlain by crushed shale and clay fill materials, which included ash/slag and building rubble in parts of the site (particularly western portion) (This has now been completely remediated)
0.5 – 1.5	Clay	Silty clay, red brown to mottled grey brown, with ironstone gravels
1.0 – 6.0	Shale	Shale bedrock interbedded with layers of silty clay bands at varying depths
5.0 – 7.0	Siltstone / Laminite	Silstone/Laminite, low to medium strength, moderately weathered, fractured

2.3.5 Hydrology

Douglas Partners[4] also reported that any site surface water would flow to the east following the site topography, upon which it would be diverted to the stormwater drainage systems located on Water Street, Hevington and Hargrave Roads. This has been adopted in the design of the drainage layout and On Site Detention System – see Appendix D.

2.3.6 Hydrogeology

Groundwater searches were conducted by Douglas Partners in 2009 on the basis of groundwater bore information from the Department of Natural Resources (DNR). The search

[3] Douglas Partners, 2009 Detailed Contamination Assessment, Auburn Hospital Stage 1B
[4] op cit

revealed the presence of 15 groundwater bores within a 3 km radius of the site. Relevant bore data information is summarised as follows:

- The identified groundwater bores (GW102644, GW102646, GW102647, GW102649-GW102660) were all installed for monitoring purposes only.
- The total bore depth ranged from 8.0m to 25.0m.
- The standing water level in these bores ranged from 1.0m to 10.0m. The water bearing zone was generally encountered within the underlying siltstone and shale bedrock.
- A review of the bore data reveals that siltstone and shale bedrock was encountered at depths of 5m to 25m.

2.4 Existing transport and pedestrian environment

Generally, the site is surrounded by two way road systems. The roads typically have a carriageway of two lanes and parking against the kerb on both sides. The primary collector roads are Water Street and Auburn Road with traffic volumes in the order of 300-400 vehicles per hour. Hargrave Road, Norval Street and Hevington Road have considerably less traffic. The proposed Community Hub will have its entrance off Norval Street and via the carpark.

The intersections surrounding the site operate at good levels of service with minimal traffic delay. The main entrance to the new hospital is off Hargrave Road, with a separate ambulance access to the Emergency Department via Hargrave Road as well. Parking on the site has yet to be fully developed as part of the Hospital approval and the Community Hub will decrease the number of parking spaces available as it is located within the proposed carpark.

The pedestrian environment is somewhat limited at the present as part of the development is still under construction, however the main pedestrian access to the existing hospital is via Hargrave Road.

2.5 The existing buildings and uses

The site for the proposed Community Hub is currently vacant following the demolition of the old hospital. The site is adjacent to the new hospital as shown in the Architectural Plans shown in Appendix E.

2.6 Existing Infrastructure

The site has adequate services infrastructure which does not require augmentation for this proposal. Many of the sites services have been upgraded as part of the Auburn Hospital redevelopment. All essential infrastructure has significant expansion capacity.

2.7 Site contamination

A number of site assessments and audits have been undertaken on site as shown below in Table 3.

Table 3

Date	Action
May 2006	Preparation of a Heritage Report for the Auburn Hospital complex (Weir & Phillips 2006)
September 2006	Completion of Hazardous Materials Building Survey (DP 2006a)
October 2006	Preparation of Preliminary Contamination Assessment (DP 2006b)
March 2007	Commencement of Site Audit
April 2007	Completion of additional asbestos assessment within buildings (AirSafe 2007)
May 2007	Completion of a radiological survey by ANSTO, targeting the interior of the buildings and the outside grounds area, following review of sampling plan by Site Auditor
April 2009	Completion of Detailed Contamination Assessment (DP 2009a) following review of sampling plan by Site Auditor
May 2009	Completion of Remedial Action Plan (DP 2009b) following review and comment by Site Auditor
June 2009	Preparation of Site Audit Statement and Site Audit Report (JBS 2009)
June 2009	Commencement of remediation and validation works

The Site Audit Report prepared for the site (Area 1B – the former hospital site) by JBS Environmental Pty Ltd is in accordance with the Concept Plan approval for the Auburn Hospital and is attached at Appendix G. This report includes the opinion that:

" *the site assessment and proposed remedial activities are considered to have met the requirements of the Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd Edition) (DEC 2006).*

The soils in parts of the site have been impacted with PAHs and asbestos at levels which require remediation for the proposed landuse. There was no other soil contamination identified as part of the site assessment works which is considered to require remediation or management.

The site can be made suitable for the proposed landuse (i.e., continued hospital use, community health centre which may include a children's day care centre and associated carparking and landscaped areas) based on the successful implementation of the soil remediation and validation works detailed in the Remedial Action Plan prepared for the site [by Douglas Partners, 2009]*".*[5] A final draft copy of the Report on Remediation and Validation Assessment prepared by Douglas Partners in October 2009 is attached at Appendix C. This report clears the site of any contamination and will be signed off by the Auditor in the near future.

2.8 Suitability of the Site

There are no environmental, economic or social constraints to development of the Community Hub in this location.

[5] JBS Environmental Pty Ltd, 2009, Sire Audit Report.

3. The Project

3.1 Introduction

The Auburn Community Hub has been planned for some time but was originally intended to be located closer to the main centre of Auburn. However with the redevelopment of the Auburn Hospital site, it was considered more appropriate to collocate the community services facilities in close proximity to the new hospital. The Community Hub will provide services in a range of ambulatory areas including:

- Diabetes education
- Vascular disease education and monitoring;
- Drug and alcohol counselling,
- Needle exchange;
- Population health;
- Podiatry;
- Mental health; and
- Other outreach services.

3.2 Design Objectives

The design of the Auburn Community Hub was developed in response to a series of objectives both in terms of function and form. These are summarised below.

- The design must support the integrated service model as well as providing a patient centred and safe environment for patients, visitors and staff.
- The design must clearly reflect innovative, functionally efficient and environmentally sustainable design.
- It needs to address access issues for the wide range of patients, staff, students and community members using the facility, including a range of age groups, a highly diversified and unique cultural mix and people with a range of disabilities and impairments.
- The building must maximise daylight and external views to spaces in the facility while maintaining energy efficiency requirements.
- The façade of the building should be articulated to avoid large flat surfaces on the façade.
- The entry should be designed to draw visitors into a welcoming space and the internal design should reflect an open space feel to help lesson the clinical feeling of the facility.
- Glazing must ensure maximum light penetration while allowing for privacy for people in consult rooms.
- The proposed building materials should blend with those of the Auburn Hospital while maintaining a separate identity for the Auburn Community Hub, which reflects a more “office feel” rather than a hospital.
- The building layout should promote easy orientation and way finding and provide a sense of place and to ensure a ‘user friendly’ environment for patients, visitors and staff.
- Safety and security of staff shall be facilitated by minimising the number of entries and exits and providing clear vision lines.
- The facility shall comply with all appropriate regulations, codes of practice and standards, to ensure the safety, comfort and security of all patients, visitors and staff and delivery of best practice health care, including provision for quality control, infection

control, personal security, risk management and achieving operational efficiencies and patient safety. Safe play facilities must be available for children near waiting areas.

- As the Auburn LGA has a highly diverse population with a unique cultural mix, it is essential that the redevelopment proposals acknowledge this diversity and incorporate specific design features to accommodate the cultural and social needs of the population.

3.3 Building Design and Placement

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The Community Hub is proposed to be sited on the south eastern end of the on-grade carpark and against the new courtyard that is currently being constructed as part of the Stage 1A works on site. The carpark is currently designed into two parts, the western end and the eastern end. The western end of the carpark will continue unaffected by the Community Hub. This will ensure that the new hospital will be serviced by a large carpark for use by staff, patients and visitors to the new hospital.

The Community Hub building footprint has been designed to ensure a minimal loss of carparking spaces on the eastern half of the site. It has a floor area of 838 sqm and a GFA of 2514sqm. The overall height of the building is approximately 14 metres at RL 40.455 maximum of feature. A terrace for use by staff is located on level 3 in the north eastern corner.

A structural grid of 8.4 x 7.5 has been designed to maximize structural efficiency and reduce the amount of structural columns. The fire stairs and lifts are structural cores providing lateral support at either end of the structure.

The first floor level has been set at RL 26.550, allowing interconnectivity between the external paved courtyard and the internal spaces of the building. All other floor levels of the community hub match those of the new hospital building. The site has a level difference of approximately 4.0 metres between the main entrances of the Community Hub and the Auburn Hospital. Pedestrian access between the two entrances will be provided by a ramp. The existing ramp connecting the main entrance of the Hospital and the Western carpark will be extended to end immediately adjacent the Community Hub.

A back of house entry will allow for delivery of supplies and for the disposal of waste and recyclables by hospital staff via the Hospital Loading Dock. Waste and recyclables will be stored in the appropriately located Disposal Room from which staff may collect or wheel out the bins for collection.

The Needle and Syringe Vending machine has been located discreetly behind the returned elevational feature ribbon, ensuring it is not visible by the neighbours immediately opposite the hospital. The vending machine will be easily accessible from Hevington Street and the landscaping will be sufficiently spaced to provide an appropriate balance between screening and security requirements. (Refer Drawing A-SK1 in Appendix E)

3.3.3 Materials and Finishes

The façade has been developed to ensure that it is in keeping with the character of the surrounding built environment and the Hospital itself, but clearly having its own character and presence. The major element traversing the northern elevation is the copper coloured ribbon that frames the elevational components of the façade. The Ribbon provides the first floor northern windows with the shading from the summer sun and metamorphoses into framing the entry area and then into becoming the covered awning to the car lay-off.

The curtain wall glazed element works with the ribbon to guide the public to the entry of the building and provide natural light into the vast open circulation and waiting areas of the facility. The mass of natural light permeating into the building's main public area will insinuate good health and wellness into the facility and filter into the connecting corridors servicing the various community health services.

The horizontal nature of the brick and glazed banding borrows from the existing hospital, but has its own DNA with the continuous glazed elements. The horizontal glazed elements are framed with accent brickwork reading as columns. The earthy brickwork is then capped by a lighter coloured and framed façade panel mimicking the main hospital, but juxtaposing itself by way of the white accent panel as opposed to the hospital's red. This reinforces its own identity as a separate facility providing specialist health services. Photographs of the materials and finishes are provided on Drawing A-SK17[B] in Appendix F.

3.3.4 Landscape

The proposed landscape reinforces the existing campus strategy, with Brushbox (*Lophostemon confertus*) trees lining the nature strip in accordance with the Department of Planning conditions of approval. The secondary line of Water Gums (*Tristaniopsis laurina*) frames the eastern boundary and acts as a gateway and screen to the eastern carpark and Community Hub Building. The spacing of 7.5 metres between the Water Gums will be sufficient to provide visual connectivity between the public domain and the site ensuring that security is not compromised.

As per the western carpark, the bituminous hardscape is broken up and softened by Honeylocusts (*Gleditsia* 'Sunburst') and Paperbarks (*Melaleuca quinquenervia*).

The main northern elevation of the Hub is separated from the carpark by a line of hedge planting consisting of Dwarf Bottlebrush (*Callistemon* 'Captain Cook') that will grow to a maximum height of 600mm. This hedge planting will mirror the horizontal elements of the façade and control the pedestrian traffic to the footpath heading towards Hevington Road. The other landscaped component is located west of the car lay-off area to the Community Hub, where Dwarf Bottlebrush is the main hedge planting with a stand of Gymea Lilies (*Doryanthes excelsa*)

providing scale and verticality. Appendix L provides pictorial examples of the selected landscape species.

The courtyard between the Hub and the new Hospital has been previously approved as part of the hospital development. The New Hub will be constructed immediately against the courtyard edge to maximize the available site for the new Community Hub building and to provide the visual connection between the interior spaces of the Hub with the Courtyard.

3.4 Staging and Timing

The proposed Hub will be built in one stage and as soon as approval is given. The ability to use existing contractors on site as part of the existing approved Hospital redevelopment provides a significant financial saving for the project. Construction is programmed to commence in early 2010 subject to receiving Ministers approval this year.

3.5 Traffic management and car parking

A comprehensive traffic and transport study was undertaken as part of the application for the Auburn Hospital Concept Plan and the Project Application for the Hospital. The proposed Hub, while not expressly considered at that time, does not constitute a significant impact on traffic, car parking or transport infrastructure. To assess the potential impacts, Halcrow MWT (previously Masson Wilson Twiney) have undertaken a review of their original assessment of 2006. In the 2006 assessment of the Concept Plan, it was determined that:

- Prior to the redevelopment of the Hospital there was a significant demand for on street parking by Hospital related activities due to a lack of accessible on site parking provisions.
- The redevelopment of the Hospital (at each stage) would significantly improve the on site parking provisions compared to the then existing situation, and hence reduce demand for on street parking.
- The surrounding road network would continue to operate with good levels of service and spare capacity with the redevelopment of the Hospital site.
- The Hospital is serviced by both rail and bus services.
- Surveys of staff travel behaviour indicated a high proportion of staff driver to the site (50%). However approximately 43% of staff arrived as a passenger in a car indicating good potential for car share arrangements.

In the interest of further promoting the use of public transport, the Department of Planning (DOP) included a modification in the Concept Plan Approval limiting car spaces on site to 358, including spaces for people with a disability.

The Halcrow study states that the hub will not impact adversely on the surrounding traffic flows it recommends a range of demand management measures which are further discussed in Section 4.

A copy of the Halcrow MWT review is attached at Appendix H.

3.6 Engineering and Services

3.6.1 Stormwater

Stormwater will be implemented in accordance with the Drainage Layout and Onsite Detention Plan (Drawing C-9630) in Appendix D. This is consistent with Councils OSD requirements.

3.6.2 Sewer

An existing sewer services the site and the new Community Hub will be connected with the Sydney Water sewer on the corner of Hevington and Norval Street. This sewer has sufficient capacity.

3.6.3 Water

Sydney Water has advised that there is sufficient water available and services will be connected through the existing Auburn Hospital service.

3.6.4 Gas

Gas will be supplied via the existing Auburn Hospital service.

3.6.5 Water and Energy Conservation Measures

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation. While the mechanical and electrical designs have yet to be finalised, some of the components of these that will contribute to the Green Star Standard are listed in Section 4.4.5.

In respect to water conservation, the intention is to connect to the in ground rain water harvesting tank on the new Auburn Hospital and to use this water for irrigation and landscape maintenance. All facilities within the building will be AAA rated and all toilets will be dual flush. Water metres will be installed on the project to monitor water use with the intention reduce usage of potable water as time goes on.

3.6.6 Electrical Services

The electrical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.6.7 Mechanical services

The mechanical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.7 Compliance with the Approved Concept Plan

While the approved Concept Plan did not envisage the Community Hub to be located within the grounds of the Auburn Hospital complex, the proposal is consistent with the principles of the Concept Plan approval. An amendment to the approved Concept Plan has been approved to allow for the Community Hub to be located as proposed by this application.

Car parking, amenity and other aspects of the proposal are not inconsistent with the overall Concept plan approval.

4. Environmental Assessment

4.1 Objectives of the Environmental Planning and Assessment Act 1979

The objects of the *Environmental Planning and Assessment Act 1979* (EP&A Act) are:

(a) to encourage:
  (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
  (ii) the promotion and co-ordination of the orderly and economic use and development of land,
  (iii) the protection, provision and co-ordination of communication and utility services,
  (iv) the provision of land for public purposes,
  (v) the provision and co-ordination of community services and facilities, and
  (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
  (vii) ecologically sustainable development, and
  (viii) the provision and maintenance of affordable housing, and

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

The proposed Community Hub is consistent with the objectives of the EP&A Act as they apply to the proposal. Specifically, the proposal ensures the proper management of resources, by providing a state of the art community hub facility in a location which maximises the access opportunities for the community and the collocation benefits of being close to the acute hospital. The proposal promotes the orderly use of the land through this co-location and sharing of resources and provides the land for public purposes. The proposal coordinates community facilities in a single "hub" to minimise fragmentation of services infrastructure.

The Community Hub is consistent with the sharing of responsibilities between various levels of government by providing accommodation for community and outreach functions. The Concept Plan process that has been undertaken for the Auburn Hospital redevelopment provided opportunities for the community to be involved in the planning for this significant health facility. Additional consultation has been undertaken and is outlined in Section 5.

4.2 Relevant Environmental Planning Instruments and Guidelines

4.2.1 State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 aims to provide a State wide planning approach to the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. The SEPP achieves this by specifying when consent is required, and when it is not required, for a remediation work, and by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements.

When a development application is lodged with a consent authority the consent authority is not able to grant consent unless it has considered:

(a) whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The Contamination and Site Audit Report attached at Appendices C and G respectively comply with the provisions of the *Contaminated Land Management Act 1997* and SEPP 55 and establishes the ability of the site to be free of contamination and fit for purpose following implementation of the Remediation Action Plan (RAP) which has now been completed and signed off in draft – refer Appendix C.

4.2.2 State Environmental Planning Policy (Major Development) 2005

Schedule 1 of the Major Development SEPP sets out the classes of development that qualify as Major Development, specifically Group 7 Clause 18 It states that:

(1) Development that has a capital investment value of more than $15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:

(a) day surgery, day procedures or health consulting rooms, or
(b) accommodation for nurses or other health care workers, or
(c) accommodation for persons receiving health care or for their visitors, or
(d) shops or refreshment rooms, or
(e) transport of patients, including helipads and ambulance facilities, or
(f) educational purposes, or
(g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or
(h) any other health-related use.

(2) For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.

On that basis and the previous opinion provided under Clause 6, the project is considered one to which the Major Development SEPP applies. This application has been prepared according to the provisions of Part 3A of the EP&A Act, the Major Projects SEPP and the site specific Director General's Environmental Assessment Requirements dated 5th November 2009.

4.2.3 State Environmental Planning Policy (Infrastructure) 2007

This Policy commenced on 1st January 2008 and repealed SEPP 8 and others relating to significant infrastructure provision.

However as the proposed development in this case is declared to be a development to which Part 3A applies, Clause 8 of the Infrastructure SEPP places it in a subordinate position to the Major Development SEPP and therefore the provisions of the Infrastructure SEPP do not apply to this proposal.

4.2.4 NSW State Plan 2009

The NSW State Plan is the NSW Government's long term plan to deliver services to the people of NSW. It sets priorities for Government action, based on input from communities across NSW for the future of NSW. The Plan addresses Government services and direction across ten (10) key areas:

1. Better Government
2. Supporting Businesses and Jobs
3. Better Transport
4. Clever State
5. Healthy Communities
6. Green State
7. Urban Environment and Lifestyle
8. Strengthening Communities
9. Keeping People Safe
10. Delivering for Priority Groups

This project falls largely within the "Healthy Communities" area and meets several of the Government priorities in this respect. The key target areas of the State Plan for healthy communities are:

- Improve and maintain access to quality healthcare in the face of increasing demand
- Improve survival rates and quality of life for people with potentially fatal or chronic illness
- Improve health in the community
- Reduce potentially preventable hospital admissions
- Improve outcomes in mental health

The Community Hub project will deliver on those priorities through provision of the following services and programs:

- Diabetes education
- Vascular disease education and monitoring
- Drug and alcohol counselling and education, including the needle exchange
- Population health services.
- Mental health programs, including enhanced early intervention and support services for young people.

On that basis, the Community Hub is considered to be consistent with the relevant priorities and targets of the NSW State Plan 2009.

4.2.5 Sydney Metropolitan Strategy

The Sydney Metropolitan Strategy "City of Cities" was released in December 2005 and provided a "Plan for Sydney's Future". It has five (5) key aims to achieve the vision for Sydney in 2031. These are:

1. Enhance liveability
2. Strengthen economic competitiveness
3 Ensure fairness
4 Protect the environment
5 Improve governance

In order to implement these aims, a series of Subregional Strategies have been developed to provide area specific objectives and an implementation methodology for their achievement. The Subregional Strategy that deals with the Auburn Hospital site is the draft West Central Subregional Strategy.

4.2.6 Draft West Central Subregional Strategy

The draft West Central Subregional Strategy aimed to guide land-use planning until 2031 in the Auburn, Bankstown, Fairfield, Holroyd and Parramatta local government areas. Key directions in the Strategy include:

- Retaining and protecting strategic employment lands to help provide jobs closer to home
- Strengthening Parramatta as one Sydney's main city centres
- Planning for a broader range of roles for Sydney Olympic Park
- Supporting the continuing development of the Westmead Specialised Centre
- Promoting Bankstown as a Major Centre
- Improving connections between centres and access to regional open space

The strategy recognises the continuing role of Auburn Hospital in the future planning for the subregion and looks to improve the services and accessibility to health care. This is consistent with the objectives for Health Services in the 2008-2009 NSW State Infrastructure Strategy which is the umbrella that drives the various NSW Government strategic plans.

This proposal is considered to be consistent with both the Metropolitan Strategy and the draft Subregional Strategy.

4.2.7 Auburn Local Environmental Plan 2000

The site is zoned Residential 2b and the proposed development is permissible with Consent in terms of Clause 12 of the Auburn Local Environmental Plan 2000 (ALEP).

Clause 14 provides restrictions on development in residential zones It provides that consent may only be granted for development on land within the 2(b) zone if, in the opinion of the consent authority, it is compatible with the existing and likely future character and amenity of nearby properties in terms of:

(a) its scale, bulk, height, siting and landscaping, and
(b) its operation, and
(c) traffic generation and car parking, and

(d) noise, dust, light and odour nuisance, and
(e) privacy, and
(f) stormwater drainage, and
(g) hours of operation, and
(h) overshadowing.

These issues have been considered in the application and based on this assessment and the attached drawings in Appendix E the proposal is considered to be consistent with the existing and future character of the area.

Clause 43 of ALEP deals with development in the vicinity of heritage items or heritage groups and requires the consent authority to take into account the likely effect the proposed development will have on the heritage significance of the heritage item or heritage group before granting consent to development on land in the vicinity of a heritage item or heritage group.

An Archaeological Impact Assessment and Mitigation Strategy was prepared by Cosmos Archaeology Pty Ltd in March 2007 and an Interpretation Strategy for the Auburn Hospital Site prepared by Graham Brooks and Associates in May 2007. Both these reports are attached in Appendices I and J respectively. The finding of these reports indicate that the area in which the Community Hub will be located may contain some material of archaeological or historical value – depending on the depth of excavation required. Archaeological monitoring in Area 1b was recommended by Cosmos Archaeology and this has now been completed. Nothing of significance was found during this process and a summary of the monitoring is attached at Appendix K

Clause 48 of ALEP prevents the consent authority from consenting to development in Zone No 2 (a), 2 (b), 2 (c), 3 (a), 3 (b), 4 (a), 4 (b), 4 (c) or 4 (d) if it considers that the development will prevent the surrounding lots from being developed in accordance with the ALEP.

The proposed Community Hub will not prevent any surrounding lots from achieving their development potential under the ALEP.

Clause 51 deals with contaminated land and requires development consent and consideration of the *Contaminated Land Management Act 1997* and State Environmental Planning Policy No 55-Remediation of Land. A discussion on compliance with these requirements is above in Section 4.1.1.

4.2.8 Auburn Section 94 Development Contributions Plan, 2007

Auburn Councils Section 94 Plan contains a policy on development by the Crown. It states:

> *Excepting compliance with any direction issued from time to time, Council holds the view that development by the Crown should be subject to development contributions in the same manner as development by a private developer, and will, where appropriate, seek the Minister's written approval and consent before imposing conditions on Crown development requiring development contributions. This does not preclude Crown development from arguing a case for merit exemption in the same manner as a private developer*.

The s94 Plan however does not require any contributions for hospital related development or that of community health facilities.

4.2.9 Auburn DCPs 2000

The Auburn DCPs are a series of policies which apply to various types of development and/or development in various locations. The **general objectives** of the plans are:

(a) To identify the criteria and process for assessing applications, and to outline the responsibilities of both Council and applicants.

(b) To outline the broad strategic planning intentions for Auburn, and to provide detailed development controls to ensure that future development is consistent with this vision.

(c) To specify criteria relevant in determining what is exempt and complying development.

(d) To comprehensively outline all criteria which would be relevant to the broad types of development, covering issues including urban character, landscaping, transport, traffic and access, car parking, advertising signs, ecologically sustainable development, waste management and pollution control.

(e) To specify criteria to be applied in the assessment of development in residential areas, and

(a) to ensure that such development is consistent with the existing and planned character of individual localities.

(f) To provide controls for development within the business and industrial areas of Auburn to ensure that development is consistent with the planned urban form and character of the commercial centres.

(g) To provide detailed planning controls for specific types of development such as child-care centres and brothels.

(h) To specify the minimum standard of information to be submitted with any development application.

While most of the criteria contained within the DCPs do not apply to a Community Hub development, the general provisions have been considered as relevant issues. The **Car Parking and Loading DCP** provides general principles for the provision of parking and loading facilities as well as specific standards for layout and design. These have been considered in previous applications on the site and generally comply with the DCP requirements.

The **Stormwater Drainage DCP** applies to all development within Auburn and has the following objectives:

- to preserve and protect the amenity and property of existing residents, property owners and the community.
- to ensure the safety of residents and the community.
- to meet reasonable expectations and statutory requirements for the development of properties.
- to protect the physical environment and receiving waters of catchments.

The DCP contains performance criteria and development standards that apply to development. The proposal complies with these criteria.

Other aspects of the DCPs apply specifically to construction activities and are addressed, where relevant, in the draft Statements of Commitment in Chapter 6.

4.3 Amenity Impacts

The Community Hub proposal is located within the Auburn Hospital site. While the original Concept Plan did not envisage this location, the current proposal provides a superior resolution for the delivery of community services.

The proposal does not have any adverse impacts on neighbours, traffic (see below) or the general amenity of the area – including the hospital environment. The proposed location of the needle/syringe vending machine and sharps disposal facility has been thoughtfully located to respect the anonymity and safety of users of the facility as well as safety and security of the rest of the community. This service has been available in Auburn since the early 1990s without detrimental impact and protocols are in place to ensure appropriate levels of security – including the patrols of security guards.

4.4 Transport and Accessibility Impacts

As part of the Stage 1 development of the Auburn Hospital site an at grade car parking facility is provided on the northern portion of the site. The car park which was planned to provide a total of 217 parking spaces is accessed via three separate driveways to Hargrave Road, Norval Street and Hevington Road. Additional parking is provided on the site in dispersed locations providing a total on site parking provision of 228 spaces.

The proposed Community Hub building would be located within the at grade car park immediately adjacent to the Auburn Hospital Building and would result in the loss of 44 spaces during Stage 1 from within the main car parking area in the northern portion of the site. The vehicle and pedestrian access to the site would remain unchanged from that approved. The total proposed parking provision for Stage 1 following construction of the Community Hub building would be 184 parking spaces.

While this is a reduction of parking provision for Stage 1, the provision of 184 spaces complies with Condition B11 of the consent and is consistent with the transport objectives established by the DoP (and Ministry of Transport) to encourage increased public transport usage via decreased parking provisions.

Not withstanding the above, that the following measures will be introduced to further encourage non - car driver modes of transport and / or more sustainable car usage:

1. Small Car Spaces

- Increased provision of small car spaces within the car park to encourage use of more fuel efficient vehicles.
- Small car space provision is associated with Green Star ratings.
- Up to 25% of spaces could be allocated and designed as small car spaces.

2. Bicycle Parking Facilities

- Bicycle users accessing the Community Hub will be able to access the shower and locker facilities within the Hospital.
- Additional bicycle parking / storage facilities will be provided within the car park.

3. Motorcycle Parking Spaces

- With the provision of small car parking spaces, additional area will be available within the car park. This area could be allocated and designed for motorcycle parking.

4. Car Sharing

- The staff travel survey undertaken as part of the Concept Plan identified a significant proportion of staff travel as car passengers. This generates potential for car share use.
- Initially up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.
- Car sharing could be operated either as part of a travel management plan for the Hospital/Community Hub or potentially by a commercial operator

5. TravelSmart Incentive Program

- As identified during the Concept Plan assessment process, the implementation of a TravelSmart program would be a valuable management tool to encourage increased awareness of public transport options for staff and visitors (and residents during Stage 2).
- A TravelSmart program should be a holistic plan which incorporates the Hospital and the Community Hub.

Overall it is considered that the above measures, combined with the Ministry of Transport's improvements to the Integrated Network Plan for Bus Contract Region 13, will facilitate improved access to and greater encouragement to use non private vehicle (as driver) modes of transport.

Traffic Implications

The Concept Plan traffic assessment determined that the surrounding road network could adequately accommodate the traffic generation of the Concept Plan development. The existing road network was determined to operate satisfactorily with good levels of service (LoS A) and significant spare capacity.

Observations indicate that the road network is operating satisfactorily with the Stage 1 Auburn Hospital development. The construction of the proposed Community Hub with the reduction in on site parking is not anticipated to change the existing traffic generation or network operating conditions.

As identified above, the Stage 1 car park access arrangements would remain unchanged by the Community Hub development proposal. As such there would be no change to the interaction between the external and internal road networks.

Public Transport

The proposed Community Hub development would not change access to existing public transport services (ie. bus stop access).

Pedestrian and Cycling

The proposed Community Hub development would not change the proposed pedestrian access arrangements for the Stage 1 works and therefore is consistent with the current approval. The provision of cycle parking and end of trip facilities is consistent with the *Planning Guidelines for Walking and Cycling.*

Service Vehicle Arrangements
It is proposed to provide a dedicated loading bay on the southern side of the Community Hub building. Access to the loading bay would be via the Hospital's service vehicle access driveway and thus be separated from staff / visitor car access and thus reduce potential car / service vehicle conflicts.

Summary
In summary it is considered that the proposed Commuity Hub development and the associated car parking arrangements are considered to be consistent with the DoP approval for the Stage 1 and Concept Plan developments of the Auburn Hospital site.

With the implementation of the suggested traffic management measures, it is considered that increased use of non private vehicle modes of transport can be achieved and offset the reduction in total Stage 1 on site parking provision.

4.5 Ecologically sustainable development

The Project has been assessed against the following four principles of ecologically sustainable development listed in the *Protection of the Environment Administration Act 1991:*

- the precautionary principle
- the principle of social inter-generational equity
- the principle of biological diversity and maintained ecological integrity
- the principle of improved valuation and pricing of environmental resources.

4.5.1 Precautionary principle

The precautionary principle states that:

if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:

(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(ii an assessment of the risk-weighted consequences of various options.

In the design of this proposal, key issues have been taken into consideration to ensure that serious or irreversible damage does not occur as a result of these works. This has included a thorough review of hazardous materials and contamination and the implementation of remediation measures to avoid risk. The selection of materials and construction methods has also been included in this assessment.

On that basis the proposal meets the requirements of the Precautionary Principle.

4.5.2 Principle of inter-generational equity

The principle of inter-generational equity states that:

the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations….

The site is within a highly urbanised environment. The operation of the proposal would not result in any impacts that are likely to impact on the health, diversity or productivity of the environment for future generations.

The greatest life-time energy impact of a building is its operational energy consumption. A number of features have been included in the design to reduce the environmental footprint of the proposal to maintain the environment for future generations, including the use of Green Star to achieve a high level of energy efficiency for the project.

The proposal is therefore considered to be consistent with the principle of inter-generational equity.

4.5.3 Principle of biological diversity and ecological integrity

The principle of biological diversity and ecological integrity states that:

> '*Conservation of biological diversity and ecological integrity should be a fundamental consideration.*'

On the basis that the proposal is the redevelopment of the existing site, it is concluded that impacts upon the ecological integrity will be negligible.

The proposal therefore considers the principle of biological diversity and ecological integrity.

4.5.4 Improved valuation of environmental resources

The principle of improved valuation of environmental resources states that:

> *environmental factors should be included in the valuation of assets and services, such as:*
> *(ii) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
> *(iii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
> *(iv) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.*

The proposal has been designed to minimise adverse impacts on the environment by:

- siting infrastructure at locations that have been disturbed by previous land uses, and
- putting in place specific design measures to lesson the environmental impact on the area.

Although these measures did increase the costs associated with construction and in some cases the operation of the proposal, it has resulted in a higher quality environmental outcome which significantly reduces the buildings impact. This indicates that environmental resources

have been assigned a significant value and this has been taken into consideration during the concept design stage.

The proposal therefore appropriately values environmental resources.

4.5.5 Environmental design

The Auburn Community Hub will include a high standard of environmental design. The project team is targeting a 4 Star Green Star Office Design v3, which would equate it to the top 25% of building projects in terms of sustainable design. A key part of this Green Star strategy is a focus on energy efficiency. Though the project has not achieved a final internal (electrical and mechanical) design, we anticipate that the initiatives included in the Green Star strategy will assist the project in performing well. Energy efficiency initiatives that are scoped for inclusion in the project include:

- High standard of passive design, including;
  - Low emissivity (low-E) double glazing
  - Insulation
  - Shading
- VAV air conditioning system with:
  - Perimeter and central zoning
  - High efficiency chiller
  - Variable Speed Drives
  - Outside air economy cycle
  - Supply air temperature reset
  - CO^2 sensors
- Lighting system with;
  - AESY84440A.0.0.MCP91105 - Energy Strategy.doc 2 Form Revision: J 01/07
  - 2 W/m²/100 Lux design target
  - Individually switch controls for each room
  - Lighting zones no larger than 100m²

4.6 Noise and Vibration Impacts

There will be no significant noise or vibration impacts above the construction noise expected. There are no driven piles or rock hammering proposed as part of this application. Any impacts from noise and vibration will be managed in accordance with a Construction Environmental Management Plan – refer Statements of Commitment.

4.7 Crime Prevention Through Environmental Design

Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'

- removing conditions that create confusion about required norms of behaviour.

In order to achieve these outcomes, there are four (4) principles used to assess projects to ensure the opportunity for crime is minimised. These are surveillance, access control, territorial reinforcement and space management. In terms of the Community Hub project, these issues are dealt with as follows.

4.7.1 Surveillance

The design of the building allows a clear open frontage which is easily seen from the car park and the street. The Terrace on the upper levels provides opportunities for overlooking onto the street providing passive surveillance. Closed Circuit TV cameras will also be installed in the car park at the boom gates and around the building.

The entry and car park will be well lit with an appropriate level of lighting to ensure safety of users and to minimise light intrusion into properties across the road. The landscaping of the facility and the car park has been selected to maximise clear sight lines and visual connectivity without compromising security. Species have been selected to ensure clear trunks and appropriate spacing has been allowed between trees to fulfil this objective.

4.7.2 Access control

The facility will have security access at the entry and a clear open lobby area. Closed Circuit TV and security personnel are employed to patrol the area of both the Community Hub and the Hospital. Again landscape is used here to identify the entry and to provide an area for people to gather without causing a security risk. The use if Gymea Lillies provides a sense of enclosure to the entry foyer while maintaining clear visual contract with the surrounding area.

4.7.3 Territorial reinforcement

The community nature of the facility and the maintenance of the area and landscape will significantly contribute to the reinforcement of the place as a public place and one that is safe.

4.7.4 Space management

As mentioned above, the Community Hub will be well maintained through the SWAHS existing maintenance program which includes removal of graffiti and rubbish and regular clearing of the exterior of the buildings. This creates the sense of a well respected facility that is cared for by both the staff and the users of the facility.

5. Consultation

There has been considerable consultation with the major agencies and Auburn City Council since the inception of the redevelopment of the hospital and the Concept Plan for the sites in 2006. This includes addressing a number of issues raised following the exhibition of those plans.

In addition to this, the Sydney West Area Health Service (SWAHS) has provided information about the Community Hub and the services and facilities to be provided by the Hub to the following:

- Auburn Council's General Manager
- The Local Member for Auburn, The Hon. Barbara Perry
- The Flemington Local Command of the Police Service
- Hospital Staff

This consultation is part of an ongoing communication strategy between the SWAHS and their local communities. A specific communication framework is being developed by the SWAHS to provide ongoing information about the project as it progresses. This will be based on the strategy used for the Auburn Hospital project.

We believe this level of consultation, combined with the public exhibition of this application to be adequate and appropriate for this project.

6. Draft Statement of Commitments

6.1 General Commitments

G1 Health Infrastructure, Brookfield Multiplex and its partners are committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act 1979*. The construction and operation of the Community Hub facility will be undertaken in accordance with Best Practice environmental management policies in place at the relevant time through the sites development.

G2 The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

G3 The development will comply with the Building Code of Australia 2008.

G4 The proponent will continue to liaise with the local community through Auburn City Council during the development process.

G5 The new building will be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to the Department that structural works are in accordance with the approved project application.

G6 A separate application will be made to Auburn City Council for approval under Section 68 of the *Local Government Act, 1993*, for the erection of hoardings or scaffolding in a public place, if required.

G7 The development and its uses will be in accordance with the approved Project Application as described in this Environmental Assessment.

6.2 Prior to Commencement of Works

P1 Detailed construction design details will be submitted to the Director prior to the commencement of construction works.

P2 All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and Australian Standard AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

P3 Prior to commencement of works, a Construction Environmental Management Plan (CEMP) will be prepared. This plan will include procedures for the following:

- Contact details of the site manager;
- Air quality/dust control;
- Noise and Vibration Management;
- Waste management;
- Community access and safety;
- Site specific soil erosion and sediment control;
- Traffic and pedestrian management;

- Storage and handling of materials;
- Environmental training and awareness;
- Contact and complaints handling procedures;
- Emergency preparedness and response;
- Site induction, OHS&R management and training;
- Services disruption planning and management;
- Site contamination review and remediation, hazardous materials and contamination management.

P4 Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's and Sydney Water's requirements prior to the commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

P5 A Traffic and Pedestrian Management Plan will be prepared that will identify:

- The number and location of car parking spaces required by construction workers,
- Ingress and egress of vehicles to the site,
- Loading and unloading, including construction zones,
- Predicted traffic volumes, types and routes, and
- Pedestrian and traffic management methods.

P6 A sign will be erected in a prominent position on the site prior to the commencement of works in indicating the nature of the project and the Project Director and contractor contacts details.

P7 All electrical and mechanical services plans will be submitted to the Department for information prior to construction.

6.3 During Construction

D1 Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).

D2 Erosion and Sediment Control will be implemented in accordance with the Erosion and Sedimentation Plan which will be submitted to DoP prior to construction and these measures will be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.

D3 Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood, hospital and other workers during construction. These will include:

- Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions,
- Earthworks and scheduling activities will be managed to minimise the amount of time the site is left cut or exposed,

- All materials will be stored or stockpiled at the best locations,
- The surface will be dampened slightly to prevent dust from becoming airborne, without creating runoff,
- All vehicles carrying spoil or rubble to or from the site will be covered to prevent the escape of dust or other material,
- All equipment wheels will be washed or other action taken to avoid soil leaving site before exiting the site,
- Gates will be closed between vehicle movements and will be fitted with shade cloth, and
- Cleaning of footpaths and roadways will be carried out as required.

These will also be documented in the CEMP.

D4 The hours of construction, including the delivery of materials to and from the site, will be:
7:00am and 6:00pm, Mondays to Fridays inclusive;
7:00am and 1:00pm, Saturdays;
No work on Sundays and public holidays.

Works will only be undertaken outside these hours where:

- The delivery of materials is required outside these hours by the Police or other authorities;
- It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm;
- The work is approved through the Construction Environmental Management Plan; and
- Residents and others likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

D5 Rock breaking, rock hammering, sheet piling, pile driving and any similar activity will only occur between the hours below unless otherwise approved in the Construction Environmental Management Plan committed to above:

D6 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

D7 All waste disposal will occur in accordance with the *Protection of Environment Operations Act* and Regulations and EPA Environmental Guideline: Assessment, Classification and Management of Liquid and Non-liquid Wastes (1995).

All wastes generated by the project shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials.

D8 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.

D9 Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.

D10 The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:
- AS 1428 Part 1.
- The Building Code of Australia.

D11 Access and Safety protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the site to ensure the safety of work personnel and visitors.

D12 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.

D13 In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of Environment and Climate Change will be informed in accordance with Section 91 of the *National Parks and Wildlife Act 1974*.

D14 The requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development will be complied with.

D15 All buildings will be ventilated in accordance with relevant codes.

D16 All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

6.4 Prior to Occupation or Commencement of Use

O1 A Fire Safety Certificate will be provided to the Department for all the Essential Fire or Other Safety Measures forming part of application.

O2 Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation will be submitted to the Department and Council for information purposes only.

O3 Up to 25% of spaces will be allocated and designed as small car spaces.

O4 Bicycle parking facilities will be provided within the car park.

O5 Additional area available within the car park as a result of small car spaces will be allocated and designed for motorcycle parking.

O6 Up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.

O7 A travel management plan will be implemented for the Hospital/Community Hub.

O8 A TravelSmart program will be implemented to encourage increased awareness of public transport options for staff and visitors

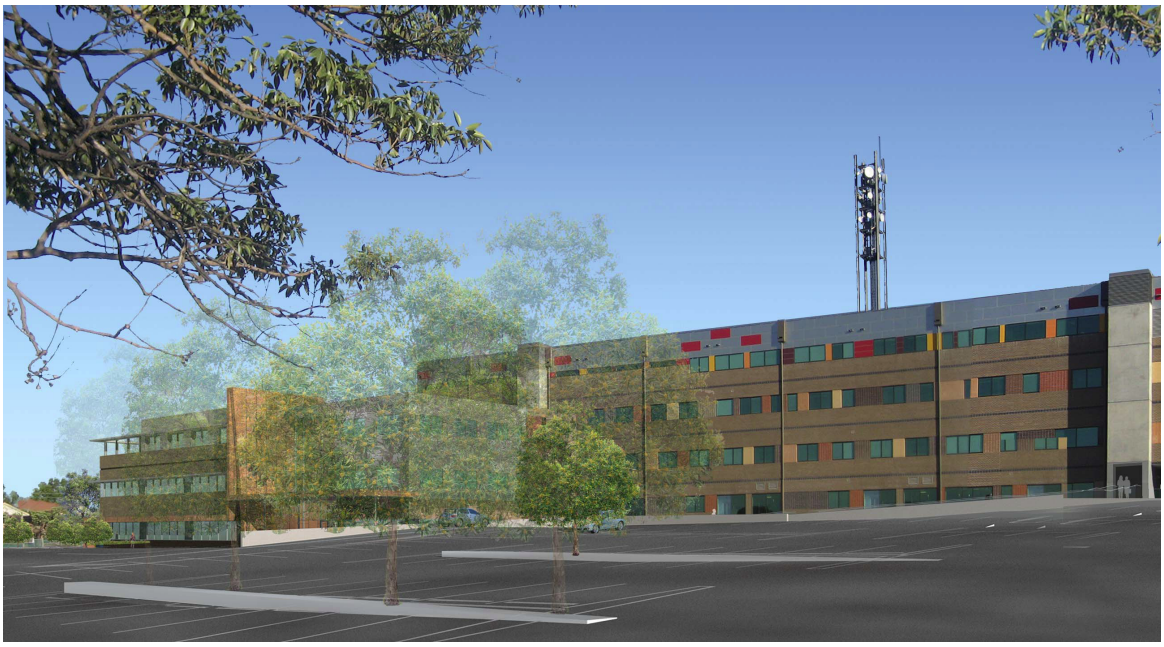
7. Conclusion

The development of the Auburn Community Hub adjacent to the new Auburn Hospital is consistent with the clinical design objectives for the project as well as the objectives of the EP&A Act.

It is considered that short tem – predominantly construction based impacts that can be easily mitigated through measures outlined in the Statements of Commitment. On that basis, the project provides significant public benefit, a significant investment in health infrastructure in Auburn and has very few significant impacts.

The Project meets the objectives of the NSW State Plan 2009 and the Metropolitan Strategy for delivery of Community Health Services close to the populations that need them and to increase jobs closer to home. The Project is therefore justified on any grounds and is recommended for approval.

Auburn Community Hub



Environmental Assessment for Project Application MP09_0173

November 2009

Prepared for:
Health Infrastructure

By:

UPO Pty Ltd
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Auburn Community Hub
Environmental Assessment Report

Contents

Executive Summary **1**
1. Introduction **2**
1.1 Background 2
1.2 Aims and Objectives 3
1.3 The Project Team 4
1.4 Compliance with Director Generals Requirements 4
1.5 Statement of Validity 9

2. Site Analysis **10**
2.1 Context 10
2.2 Site Description 11
2.3 Site Analysis 11
2.3.1 Zoning and Ownership 11
2.3.2 Urban Character and Streetscape 11
2.3.3 Easements and restrictions 13
2.3.4 Geology and soils 13
2.3.5 Hydrology 13
2.3.6 Hydrogeology 13
2.4 Existing transport and pedestrian environment 14
2.5 The existing buildings and uses 14
2.6 Existing Infrastructure 14
2.7 Site contamination 14
2.8 Suitability of the Site 15

3. The Project **16**
3.1 Introduction 16
3.2 Design Objectives 16
3.3 Building Design and Placement 17
3.3.3 Materials and Finishes 18
3.3.4 Landscape 18
3.4 Staging and Timing 19
3.5 Traffic management and car parking 19
3.6 Engineering and Services 20
3.6.1 Stormwater 20
3.6.2 Sewer 20
3.6.3 Water 20
3.6.4 Gas 20
3.6.5 Water and Energy Conservation Measures 20
3.6.6 Electrical Services 20
3.6.7 Mechanical services 20
3.7 Compliance with the Approved Concept Plan 20

4. Environmental Assessment 21
4.1 Objectives of the Environmental Planning and Assessment Act 1979 21
4.2 Relevant Environmental Planning Instruments and Guidelines 22
4.2.1 State Environmental Planning Policy No 55 – Remediation of Land 22
4.2.2 State Environmental Planning Policy (Major Development) 2005 22
4.2.3 State Environmental Planning Policy (Infrastructure) 2007 23
4.2.4 NSW State Plan 2009 23
4.2.5 Sydney Metropolitan Strategy 24
4.2.6 Draft West Central Subregional Strategy 24
4.2.7 Auburn Local Environmental Plan 2000 24
4.2.8 Auburn Section 94 Development Contributions Plan, 2007 25
4.2.9 Auburn DCPs 2000 26
4.3 Amenity Impacts 27
4.4 Transport and Accessibility Impacts 27
4.5 Ecologically sustainable development 29
4.5.1 Precautionary principle 29
4.5.2 Principle of inter-generational equity 29
4.5.3 Principle of biological diversity and ecological integrity 30
4.5.4 Improved valuation of environmental resources 30
4.5.5 Environmental design 31
4.6 Noise and Vibration Impacts 31
4.7 Crime Prevention Through Environmental Design 31
4.7.1 Surveillance 32
4.7.2 Access control 32
4.7.3 Territorial reinforcement 32
4.7.4 Space management 32

5. Consultation 33

6. Draft Statement of Commitments 34
6.1 General Commitments 34
6.2 Prior to Commencement of Works 34
6.3 During Construction 35
6.4 Prior to Occupation or Commencement of Use 37

7. Conclusion 39

List of Appendices

A Director-Generals Requirements
B Site Analysis Drawing
C Report on Remediation and Validation Assessment, Oct 2009.
D On Site Detention
E Architectural Plans
F Materials and Montages
G Site Audit Report
H Traffic and Parking Assessment
I Archaeological Impact Assessment
J Interpretation Strategy
K Results of Archaeological Monitoring
L Pictures of Selected Landscape Species
M Survey
N Quantity Surveyor Statement
O Letter from SWAHS

Executive Summary

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital but separate to the acute hospital. The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to permit future expansion of the Community Hub to the west;
- to provide a facility that needs to attract and retain staff; and
- to deliver value for money to the State.

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation and is consistent with the principles of ESD and all relevant planning controls.

The assessment concludes that the site is suitable for the proposal and that the implementation of the development of the Auburn Community Hub is consistent with the public interest.

Accordingly, we seek the Ministers favourable consideration of this application.

1. Introduction

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

The purpose of the report is to outline the key aspects of the proposed redevelopment and to provide an assessment of the proposal in terms of the DGEARs. Table 1 in Section 1.4 shows where in the report each of the DGEARs has been addressed. A copy of the DGEARS is attached in **Appendix A**.

This Environmental Assessment report is structured as follows:

1. Introduction	This section provides an overview of the project and relevant background.
2. Site Analysis	This section provides details of the existing site and the proposed redevelopment context.
3. The Project	This section provides an overview of the proposal and its key elements.
4. Environmental Assessment	This section responds to the Director General's Requirements in terms of the key issues raised and the plans and documents required
5. Consultation	This section describes the consultation undertaken as part of this project.
6. Draft Statement of Commitments	This section contains a Draft Statement of Commitments.
7. Conclusion	This summarises the key issues and provides a recommendation to approve the Project as outlined within the report.

1.1 Background

On 28 April, 2006, the Director General of the Department of Planning, as the Minister's delegate, formed the opinion that the Auburn Hospital redevelopment is a major project under the terms of the State Environmental Planning Policy - Major Projects. A Concept Plan for the site was determined for the site in August 2007 which approved the following:

- Land use distribution;

- Pattern of buildings, including footprint and height;
- A car parking and access strategy;
- Landscape strategy; and
- Development controls for the various sites.

Concurrently, a Project Application to construct the new Auburn Hospital was approved which allowed for:

- The development of substantial new 'state of the art' hospital facilities on the southern portion of the site.
- Creation of a temporary car park on the Arthur Stone site.
- Relocating of the existing services into the new facility.
- Demolition of the existing main hospital building.
- Creation of a temporary on grade car parking areas.

Subsequent applications were made and approved under Section 75W to make minor amendments to the hospital design. The new hospital is now complete and operational.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital site, but separate to the hospital. The location, selected for clinical reasons is within an area, previously identified for car parking and the future development of a residential building of up to nine (9) storeys.

As this was not originally conceived in the Concept Plan a separate application has been submitted under Section 75W to permit the Community Hub in Development Zone 3. This application has been approved by the Department of Planning, which allows this application to be lodged for the development of a new Community Hub building.

1.2 Aims and Objectives

The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to provide a facility that attracts and retains staff; and
- to deliver value for money to the State.

1.3 The Project Team

The team for this redevelopment project is:

Company	Role
Health Infrastructure	Client
Capital Insight	Project Director
Brookfield Multiplex	Design and Construction Contractor
Silver Thomas Hanley	Architect
Van der Meer Consulting	Structural & Civil Engineering
Lincolne Scott	Services Engineering
Advanced Environmental	Environmental Engineering
Acoustic Logic	Acoustic and Vibration engineering and
Philip Chun	BCA & DDA Compliance
Warrington Fire	Fire Engineering
GDK	Hydraulic Engineering
Halcrow MWT	Traffic and Transport
Urban Planning Outcomes	Statutory Planning

1.4 Compliance with Director Generals Requirements

Table 1 following outlines how the Project Application addresses the Director General's Environmental Assessment Requirements.

Table 1 Compliance

Requirement	Location
Key Issues	
1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: - Objects of the EP&A Act; - SEPP (Major Development) 2005; - SEPP (Infrastructure) 2007; - SEPP 55 - Remediation of Land; - NSW State Plan - Sydney Metropolitan Strategy and draft West Central Subregional Strategy; and ▪ Consideration of applicable Auburn City Council Instruments and policies; ▪ Address the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines (including the relevant Auburn City Council DCP/s) and justification for any non-compliance.	Section 4

2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality and detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the buildings achieve optimal design and amenity outcomes. The Project Application shall include detailed architectural plans.	Section 3 and Appendix E
3. Urban Design/Public Domain ▪ The EA shall address the design quality of buildings with specific consideration of the façade, massing, setbacks, articulation, materials/finishes & colours palette. ▪ The EA shall also address landscaping, safety by design and public domain, including an assessment against the Crime Prevention Through Environmental Design Principles. The EA shall provide the following documents: ▪ View analysis to and from the site from key vantage points; and ▪ Options for the siting and layout of building envelopes having regard to views from adjoining buildings, adequacy of separation between buildings on the site, impacts on the development potential of adjoining properties and solar access to properties to the south between the buildings.	Section 3 Section 4.7 Appendix E and F
4. Amenity Impacts on Neighbouring Properties The EA must the address the visual impact, privacy and overshadowing of the development on adjoining properties, with particular regard to any sensitive uses.	Section 4
5. Transport & Accessibility Impacts (Construction and Operational) The EA shall address the following matters: ▪ Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's Guide to Traffic Generating Developments and making reference to the NSW Planning Guidelines for Walking and Cycling, considering the following issues: ○ Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections and the need for funding or upgrading or road improvement works (if required). ○ Car parking arrangements, including number of spaces and compliance with the relevant parking codes and how this will minimise on-street parking; ○ Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan; ○ Demonstrate how users of the development will be able to	Chapter 4.4 and Appendix H

make travel choices that support the achievement of relevant State Plan targets; ○ Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access; ○ Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and ○ Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling).	
6. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. The EA must demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme	Section 4.5
7. Consultation Undertake an appropriate and justified level of consultation in accordance with the *Department's Major Project Community Consultation Guidelines October 2007*, and provide an outline of the proposed consultation program to be adopted.	Section 5
8. Services The EA shall address capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.	Section 3
9. Groundwater The EA is to identify whether groundwater may be encountered during excavation, the potential need to dewater and whether there are any groundwater issues including degradation.	Section 2
10. Noise and Vibration Assessment The EA shall address the issue of noise and vibration impact from the railway corridor and provide detail of how this will be managed through the design of the proposed buildings, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.	Section 4.6
General	
The EA must include:	
1. An executive summary	Page 1
2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;	Section 2 and Appendix B
3. A thorough description of the proposed development;	Section 3

4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;	Section 4
5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;	Section 4 and Section 6
6. The plans and documents outlined below;	Appendices
7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;	Page 9
8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP);	Previously submitted
9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.	Section 7
Plans and Documents	
1. An **existing site survey plan** drawn at an appropriate scale illustrating; ▪ the location of the land, boundary measurements, area (sqm) and north point; ▪ the existing levels of the land in relation to buildings and roads; ▪ location and height of existing structures on the site; ▪ location and height of adjacent buildings and private open space, and ▪ all levels to be to Australian Height Datum.	Appendix M
2. ***A Site Analysis Plan*** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).	Appendix B
3. ***A locality/context plan*** drawn at an appropriate scale should be submitted indicating: ▪ significant local features such as parks, community facilities and open space and heritage items; ▪ the location and uses of existing buildings, shopping and employment areas; and ▪ traffic and road patterns, pedestrian routes and public transport nodes.	Appendix E and Page 11
4. ***Architectural drawings*** at an appropriate scale illustrating: ▪ the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;	Appendix E

	▪ detailed floor plans, sections and elevations of the proposed buildings; ▪ elevation plans providing details of external building materials and colours proposed; ▪ fenestrations, balconies and other features; ▪ accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; ▪ the height (AHD) of the proposed development in relation to the land; ▪ the level of the lowest floor, the level of any unbuilt area and the level of the ground; and ▪ any changes that will be made to the level of the land by excavation, filling or otherwise.	
5.	***Stormwater Concept Plan*** - illustrating the concept for stormwater management	Appendix D
6.	***Landscape/Public Domain Concept plan*** - illustrating treatment of open space/public domain areas, screen planting along common boundaries and tree protection measures both on and off the site.	Appendix E
7.	***Shadow diagrams*** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm	Appendix F
8.	***View Analysis*** - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas.	Appendix E and Appendix F

1.5 Statement of Validity

Submission of Environmental Assessment

Prepared under Part 3A of the *Environmental Planning and Assessment Act 1979*

Environmental Assessment prepared by

Name:	Leoné McEntee
Qualifications:	BA (Geog), Graduate Diploma Urban and Regional Planning, Grad Dip Natural Resources Law
Address:	UPO Pty Ltd PO Box 787 Matraville NSW 2036
In respect of:	Auburn Community Hub

Applicant & Land Details

Applicant name	Health Infrastructure
Applicant Address	Level 6, 77 Pacific Highway, North Sydney
Land to be developed	Auburn Hospital, Hevington Road Auburn
Lot & DP	Lots 11, 12 and 13 in DP 873

Environmental Assessment	An environmental assessment is attached
Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director Generals Environmental Assessment Requirements dated 5th November 2009, and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.
Signature	
Date	27th November 2009

2. Site Analysis

2.1 Context

The Auburn Community Hub is located adjacent to Auburn Hospital in the western suburbs of Sydney. The regional context is characterised by a mix of low to high density residential suburbs and light industrial precincts concentrated around the Parramatta Central Business District. A wide range of ethnic groups are represented in the region with more than 30% speaking a language other than English at home.

The region has a strong focus on manufacturing and wholesale trade industries making up 40% of the area's employment base. Health and community services provide over 5% of the jobs in the region and this is expected to increase as a result of an aging population.

The nearest major tertiary educational institution to Auburn hospital is the University of Sydney Cumberland Campus at Lidcombe (5km east of the hospital) which is home to the Faculty of Health Services (FHS). The FHS is acknowledged nationally and internationally for innovation in teaching and research.

Also located in the region is the Sydney Olympic Park complex which provides an array of sporting and recreational opportunities. The major movement corridor in the regional context includes primarily road and rail services. The major roads include the Great Western Highway, Parramatta Road, Silverwater Road and the M4 Motorway. The latter is a major east-west arterial in the Greater Sydney Region. Rail services include the main Western Line, with Auburn Station the nearest station to the hospital or the South Western Line, where the nearest stations are Regent's Park and Berala.[1]

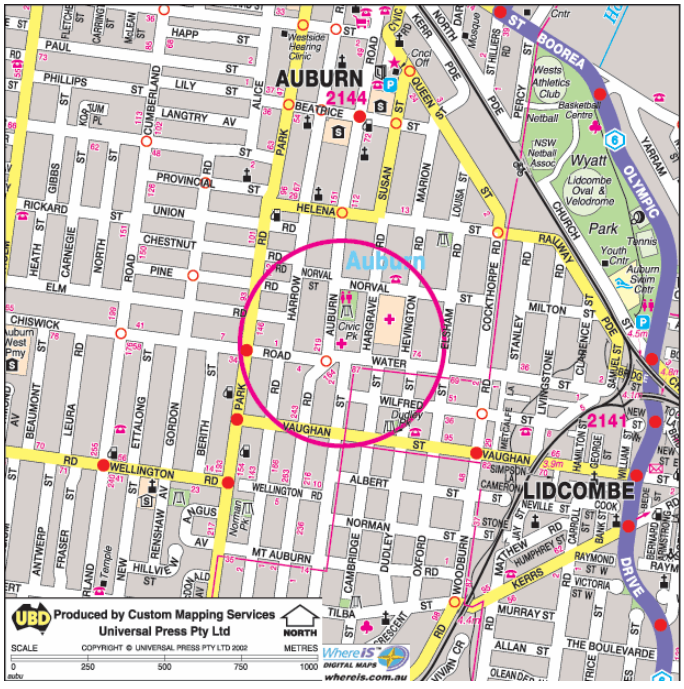


Figure 1 Site Location (not to scale)

[1] LFA (Pacific) Auburn Hospital Concept Plan application

2.2 Site Description

The building site comprises an area of approximately 840sqm located adjacent to the new Auburn Hospital on the Hevington Road side of the site. The Auburn Hospital site is bounded by Hevington Road to the East, Norval Street to the North, Hargrave Road to the West and Water Street to the South. The site is legally described as Lots 11,12 and 13 in DP 873.

2.3 Site Analysis

A Site Analysis Drawing (A-SK20) is included in the Architectural Drawings in Appendix B.

2.3.1 Zoning and Ownership

The site is zoned Residential 2b (Medium Density) under the Auburn Local Environmental Plan (2000). The 2b zoning permits the development of hospitals. Community health facilities are considered to fall within the definition of a hospital which is:

> *Hospital means a building or place (other than an institution) used for providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, care for people with developmental disabilities, psychiatric care or counselling and services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there) and includes:*
> *(a) ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or restaurants, and ancillary accommodation for persons receiving health care or for their visitors, and*
> *(b) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health care workers.*[2]

The objectives of Zone 2b are as follows:

- Permit multiple dwelling residential development on appropriate sites.
- Permit residents to work at home where there is no adverse impact on the amenity of the area.
- Permit appropriate uses in the zone that complement the residential nature and functioning of the zone.

2.3.2 Urban Character and Streetscape

The existing urban character and streetscape surrounding the hospital site is typically represented by 20m wide road corridors with landscaped verges of between 3 and 4m. While there is little evidence of significant street tree planting schemes, native specimens are evident.

The settlement pattern is a grid formation with north/south and east west street orientation. The street grid shifts at Auburn Road and Water Street to create an offset street grid pattern to the south. Auburn Road and Water Street also form the primary north/south and east/west connections respectively.

[2] Auburn Local Environmental Plan 2000



Figure 2 Development opposite proposed community hub on Hevington Road

The residential lots in the local area tend to be deep, in the order of 45-50m, with frontages ranging from 13-15m. In some cases lots have been amalgamated for multi-unit developments many of which are evident in the immediate vicinity of the hospital site.



Figure 3 Streetscape Hevington Road

The existing urban built form consists of a mixture of fibro, weatherboard and brick cottages of little architectural significance interspersed with two storey townhouses and two to three storey multi-unit apartment buildings constructed over the last 20 years.

2.3.3 Easements and restrictions

There is an existing easement on site for Telstra to access the communications tower, however this does not impact on the use of the Community Hub site.

2.3.4 Geology and soils

In April 2009, Douglas Partners[3] undertook a review of published geological information on the site as part of the Remediation Plan. The regional geology was identified as the Wianamatta Group comprising Ashfield Shale and Bringelly Shale. This formation comprises shale with occasional claystone, laminite and coal laminite with dark grey siltstone.

The soil landscapes encompass Red and Brown Podzolic soils that are shallow to moderately deep (<100cm). In areas of lower slopes and in areas of poor drainage Yellow Podzolic soils and Soloths are dominant. Based on the site elevation, the soil type identified at the site is residual clay.

Douglas Partners identified that the site lies in an area that has a moderate to high salinity potential, based on published information from the Department of Water and Energy (DWE). Typical soil conditions encountered on the site during investigation works are summarised below in Table 2. A copy of the Douglas Partners report is attached at Appendix C.

Table 2 Summary of Site Geology

Depth (m)	Material Type	Material Description
0 - 0.5	Fill	Topsoil underlain by crushed shale and clay fill materials, which included ash/slag and building rubble in parts of the site (particularly western portion) (This has now been completely remediated)
0.5 – 1.5	Clay	Silty clay, red brown to mottled grey brown, with ironstone gravels
1.0 – 6.0	Shale	Shale bedrock interbedded with layers of silty clay bands at varying depths
5.0 – 7.0	Siltstone / Laminite	Silstone/Laminite, low to medium strength, moderately weathered, fractured

2.3.5 Hydrology

Douglas Partners[4] also reported that any site surface water would flow to the east following the site topography, upon which it would be diverted to the stormwater drainage systems located on Water Street, Hevington and Hargrave Roads. This has been adopted in the design of the drainage layout and On Site Detention System – see Appendix D.

2.3.6 Hydrogeology

Groundwater searches were conducted by Douglas Partners in 2009 on the basis of groundwater bore information from the Department of Natural Resources (DNR). The search

[3] Douglas Partners, 2009 Detailed Contamination Assessment, Auburn Hospital Stage 1B
[4] op cit

revealed the presence of 15 groundwater bores within a 3 km radius of the site. Relevant bore data information is summarised as follows:

- The identified groundwater bores (GW102644, GW102646, GW102647, GW102649-GW102660) were all installed for monitoring purposes only.
- The total bore depth ranged from 8.0m to 25.0m.
- The standing water level in these bores ranged from 1.0m to 10.0m. The water bearing zone was generally encountered within the underlying siltstone and shale bedrock.
- A review of the bore data reveals that siltstone and shale bedrock was encountered at depths of 5m to 25m.

2.4 Existing transport and pedestrian environment

Generally, the site is surrounded by two way road systems. The roads typically have a carriageway of two lanes and parking against the kerb on both sides. The primary collector roads are Water Street and Auburn Road with traffic volumes in the order of 300-400 vehicles per hour. Hargrave Road, Norval Street and Hevington Road have considerably less traffic. The proposed Community Hub will have its entrance off Norval Street and via the carpark.

The intersections surrounding the site operate at good levels of service with minimal traffic delay. The main entrance to the new hospital is off Hargrave Road, with a separate ambulance access to the Emergency Department via Hargrave Road as well. Parking on the site has yet to be fully developed as part of the Hospital approval and the Community Hub will decrease the number of parking spaces available as it is located within the proposed carpark.

The pedestrian environment is somewhat limited at the present as part of the development is still under construction, however the main pedestrian access to the existing hospital is via Hargrave Road.

2.5 The existing buildings and uses

The site for the proposed Community Hub is currently vacant following the demolition of the old hospital. The site is adjacent to the new hospital as shown in the Architectural Plans shown in Appendix E.

2.6 Existing Infrastructure

The site has adequate services infrastructure which does not require augmentation for this proposal. Many of the sites services have been upgraded as part of the Auburn Hospital redevelopment. All essential infrastructure has significant expansion capacity.

2.7 Site contamination

A number of site assessments and audits have been undertaken on site as shown below in Table 3.

Table 3

Date	Action
May 2006	Preparation of a Heritage Report for the Auburn Hospital complex (Weir & Phillips 2006)
September 2006	Completion of Hazardous Materials Building Survey (DP 2006a)
October 2006	Preparation of Preliminary Contamination Assessment (DP 2006b)
March 2007	Commencement of Site Audit
April 2007	Completion of additional asbestos assessment within buildings (AirSafe 2007)
May 2007	Completion of a radiological survey by ANSTO, targeting the interior of the buildings and the outside grounds area, following review of sampling plan by Site Auditor
April 2009	Completion of Detailed Contamination Assessment (DP 2009a) following review of sampling plan by Site Auditor
May 2009	Completion of Remedial Action Plan (DP 2009b) following review and comment by Site Auditor
June 2009	Preparation of Site Audit Statement and Site Audit Report (JBS 2009)
June 2009	Commencement of remediation and validation works

The Site Audit Report prepared for the site (Area 1B – the former hospital site) by JBS Environmental Pty Ltd is in accordance with the Concept Plan approval for the Auburn Hospital and is attached at Appendix G. This report includes the opinion that:

" *the site assessment and proposed remedial activities are considered to have met the requirements of the Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd Edition) (DEC 2006).*

The soils in parts of the site have been impacted with PAHs and asbestos at levels which require remediation for the proposed landuse. There was no other soil contamination identified as part of the site assessment works which is considered to require remediation or management.

The site can be made suitable for the proposed landuse (i.e., continued hospital use, community health centre which may include a children's day care centre and associated carparking and landscaped areas) based on the successful implementation of the soil remediation and validation works detailed in the Remedial Action Plan prepared for the site [by Douglas Partners, 2009]*".*[5] A final draft copy of the Report on Remediation and Validation Assessment prepared by Douglas Partners in October 2009 is attached at Appendix C. This report clears the site of any contamination and will be signed off by the Auditor in the near future.

2.8 Suitability of the Site

There are no environmental, economic or social constraints to development of the Community Hub in this location.

[5] JBS Environmental Pty Ltd, 2009, Sire Audit Report.

3. The Project

3.1 Introduction

The Auburn Community Hub has been planned for some time but was originally intended to be located closer to the main centre of Auburn. However with the redevelopment of the Auburn Hospital site, it was considered more appropriate to collocate the community services facilities in close proximity to the new hospital. The Community Hub will provide services in a range of ambulatory areas including:

- Diabetes education
- Vascular disease education and monitoring;
- Drug and alcohol counselling,
- Needle exchange;
- Population health;
- Podiatry;
- Mental health; and
- Other outreach services.

3.2 Design Objectives

The design of the Auburn Community Hub was developed in response to a series of objectives both in terms of function and form. These are summarised below.

- The design must support the integrated service model as well as providing a patient centred and safe environment for patients, visitors and staff.
- The design must clearly reflect innovative, functionally efficient and environmentally sustainable design.
- It needs to address access issues for the wide range of patients, staff, students and community members using the facility, including a range of age groups, a highly diversified and unique cultural mix and people with a range of disabilities and impairments.
- The building must maximise daylight and external views to spaces in the facility while maintaining energy efficiency requirements.
- The façade of the building should be articulated to avoid large flat surfaces on the façade.
- The entry should be designed to draw visitors into a welcoming space and the internal design should reflect an open space feel to help lesson the clinical feeling of the facility.
- Glazing must ensure maximum light penetration while allowing for privacy for people in consult rooms.
- The proposed building materials should blend with those of the Auburn Hospital while maintaining a separate identity for the Auburn Community Hub, which reflects a more “office feel” rather than a hospital.
- The building layout should promote easy orientation and way finding and provide a sense of place and to ensure a ‘user friendly’ environment for patients, visitors and staff.
- Safety and security of staff shall be facilitated by minimising the number of entries and exits and providing clear vision lines.
- The facility shall comply with all appropriate regulations, codes of practice and standards, to ensure the safety, comfort and security of all patients, visitors and staff and delivery of best practice health care, including provision for quality control, infection

control, personal security, risk management and achieving operational efficiencies and patient safety. Safe play facilities must be available for children near waiting areas.

- As the Auburn LGA has a highly diverse population with a unique cultural mix, it is essential that the redevelopment proposals acknowledge this diversity and incorporate specific design features to accommodate the cultural and social needs of the population.

3.3 Building Design and Placement

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The Community Hub is proposed to be sited on the south eastern end of the on-grade carpark and against the new courtyard that is currently being constructed as part of the Stage 1A works on site. The carpark is currently designed into two parts, the western end and the eastern end. The western end of the carpark will continue unaffected by the Community Hub. This will ensure that the new hospital will be serviced by a large carpark for use by staff, patients and visitors to the new hospital.

The Community Hub building footprint has been designed to ensure a minimal loss of carparking spaces on the eastern half of the site. It has a floor area of 838 sqm and a GFA of 2514sqm. The overall height of the building is approximately 14 metres at RL 40.455 maximum of feature. A terrace for use by staff is located on level 3 in the north eastern corner.

A structural grid of 8.4 x 7.5 has been designed to maximize structural efficiency and reduce the amount of structural columns. The fire stairs and lifts are structural cores providing lateral support at either end of the structure.

The first floor level has been set at RL 26.550, allowing interconnectivity between the external paved courtyard and the internal spaces of the building. All other floor levels of the community hub match those of the new hospital building. The site has a level difference of approximately 4.0 metres between the main entrances of the Community Hub and the Auburn Hospital. Pedestrian access between the two entrances will be provided by a ramp. The existing ramp connecting the main entrance of the Hospital and the Western carpark will be extended to end immediately adjacent the Community Hub.

A back of house entry will allow for delivery of supplies and for the disposal of waste and recyclables by hospital staff via the Hospital Loading Dock. Waste and recyclables will be stored in the appropriately located Disposal Room from which staff may collect or wheel out the bins for collection.

The Needle and Syringe Vending machine has been located discreetly behind the returned elevational feature ribbon, ensuring it is not visible by the neighbours immediately opposite the hospital. The vending machine will be easily accessible from Hevington Street and the landscaping will be sufficiently spaced to provide an appropriate balance between screening and security requirements. (Refer Drawing A-SK1 in Appendix E)

3.3.3 Materials and Finishes

The façade has been developed to ensure that it is in keeping with the character of the surrounding built environment and the Hospital itself, but clearly having its own character and presence. The major element traversing the northern elevation is the copper coloured ribbon that frames the elevational components of the façade. The Ribbon provides the first floor northern windows with the shading from the summer sun and metamorphoses into framing the entry area and then into becoming the covered awning to the car lay-off.

The curtain wall glazed element works with the ribbon to guide the public to the entry of the building and provide natural light into the vast open circulation and waiting areas of the facility. The mass of natural light permeating into the building's main public area will insinuate good health and wellness into the facility and filter into the connecting corridors servicing the various community health services.

The horizontal nature of the brick and glazed banding borrows from the existing hospital, but has its own DNA with the continuous glazed elements. The horizontal glazed elements are framed with accent brickwork reading as columns. The earthy brickwork is then capped by a lighter coloured and framed façade panel mimicking the main hospital, but juxtaposing itself by way of the white accent panel as opposed to the hospital's red. This reinforces its own identity as a separate facility providing specialist health services. Photographs of the materials and finishes are provided on Drawing A-SK17[B] in Appendix F.

3.3.4 Landscape

The proposed landscape reinforces the existing campus strategy, with Brushbox (*Lophostemon confertus*) trees lining the nature strip in accordance with the Department of Planning conditions of approval. The secondary line of Water Gums (*Tristaniopsis laurina*) frames the eastern boundary and acts as a gateway and screen to the eastern carpark and Community Hub Building. The spacing of 7.5 metres between the Water Gums will be sufficient to provide visual connectivity between the public domain and the site ensuring that security is not compromised.

As per the western carpark, the bituminous hardscape is broken up and softened by Honeylocusts (*Gleditsia* 'Sunburst') and Paperbarks (*Melaleuca quinquenervia*).

The main northern elevation of the Hub is separated from the carpark by a line of hedge planting consisting of Dwarf Bottlebrush (*Callistemon* 'Captain Cook') that will grow to a maximum height of 600mm. This hedge planting will mirror the horizontal elements of the façade and control the pedestrian traffic to the footpath heading towards Hevington Road. The other landscaped component is located west of the car lay-off area to the Community Hub, where Dwarf Bottlebrush is the main hedge planting with a stand of Gymea Lilies (*Doryanthes excelsa*)

providing scale and verticality. Appendix L provides pictorial examples of the selected landscape species.

The courtyard between the Hub and the new Hospital has been previously approved as part of the hospital development. The New Hub will be constructed immediately against the courtyard edge to maximize the available site for the new Community Hub building and to provide the visual connection between the interior spaces of the Hub with the Courtyard.

3.4 Staging and Timing

The proposed Hub will be built in one stage and as soon as approval is given. The ability to use existing contractors on site as part of the existing approved Hospital redevelopment provides a significant financial saving for the project. Construction is programmed to commence in early 2010 subject to receiving Ministers approval this year.

3.5 Traffic management and car parking

A comprehensive traffic and transport study was undertaken as part of the application for the Auburn Hospital Concept Plan and the Project Application for the Hospital. The proposed Hub, while not expressly considered at that time, does not constitute a significant impact on traffic, car parking or transport infrastructure. To assess the potential impacts, Halcrow MWT (previously Masson Wilson Twiney) have undertaken a review of their original assessment of 2006. In the 2006 assessment of the Concept Plan, it was determined that:

- Prior to the redevelopment of the Hospital there was a significant demand for on street parking by Hospital related activities due to a lack of accessible on site parking provisions.
- The redevelopment of the Hospital (at each stage) would significantly improve the on site parking provisions compared to the then existing situation, and hence reduce demand for on street parking.
- The surrounding road network would continue to operate with good levels of service and spare capacity with the redevelopment of the Hospital site.
- The Hospital is serviced by both rail and bus services.
- Surveys of staff travel behaviour indicated a high proportion of staff driver to the site (50%). However approximately 43% of staff arrived as a passenger in a car indicating good potential for car share arrangements.

In the interest of further promoting the use of public transport, the Department of Planning (DOP) included a modification in the Concept Plan Approval limiting car spaces on site to 358, including spaces for people with a disability.

The Halcrow study states that the hub will not impact adversely on the surrounding traffic flows it recommends a range of demand management measures which are further discussed in Section 4.

A copy of the Halcrow MWT review is attached at Appendix H.

3.6 Engineering and Services

3.6.1 Stormwater

Stormwater will be implemented in accordance with the Drainage Layout and Onsite Detention Plan (Drawing C-9630) in Appendix D. This is consistent with Councils OSD requirements.

3.6.2 Sewer

An existing sewer services the site and the new Community Hub will be connected with the Sydney Water sewer on the corner of Hevington and Norval Street. This sewer has sufficient capacity.

3.6.3 Water

Sydney Water has advised that there is sufficient water available and services will be connected through the existing Auburn Hospital service.

3.6.4 Gas

Gas will be supplied via the existing Auburn Hospital service.

3.6.5 Water and Energy Conservation Measures

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation. While the mechanical and electrical designs have yet to be finalised, some of the components of these that will contribute to the Green Star Standard are listed in Section 4.4.5.

In respect to water conservation, the intention is to connect to the in ground rain water harvesting tank on the new Auburn Hospital and to use this water for irrigation and landscape maintenance. All facilities within the building will be AAA rated and all toilets will be dual flush. Water metres will be installed on the project to monitor water use with the intention reduce usage of potable water as time goes on.

3.6.6 Electrical Services

The electrical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.6.7 Mechanical services

The mechanical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.7 Compliance with the Approved Concept Plan

While the approved Concept Plan did not envisage the Community Hub to be located within the grounds of the Auburn Hospital complex, the proposal is consistent with the principles of the Concept Plan approval. An amendment to the approved Concept Plan has been approved to allow for the Community Hub to be located as proposed by this application.

Car parking, amenity and other aspects of the proposal are not inconsistent with the overall Concept plan approval.

4. Environmental Assessment

4.1 Objectives of the Environmental Planning and Assessment Act 1979

The objects of the *Environmental Planning and Assessment Act 1979* (EP&A Act) are:

(a) to encourage:
  (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
  (ii) the promotion and co-ordination of the orderly and economic use and development of land,
  (iii) the protection, provision and co-ordination of communication and utility services,
  (iv) the provision of land for public purposes,
  (v) the provision and co-ordination of community services and facilities, and
  (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
  (vii) ecologically sustainable development, and
  (viii) the provision and maintenance of affordable housing, and

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

The proposed Community Hub is consistent with the objectives of the EP&A Act as they apply to the proposal. Specifically, the proposal ensures the proper management of resources, by providing a state of the art community hub facility in a location which maximises the access opportunities for the community and the collocation benefits of being close to the acute hospital. The proposal promotes the orderly use of the land through this co-location and sharing of resources and provides the land for public purposes. The proposal coordinates community facilities in a single "hub" to minimise fragmentation of services infrastructure.

The Community Hub is consistent with the sharing of responsibilities between various levels of government by providing accommodation for community and outreach functions. The Concept Plan process that has been undertaken for the Auburn Hospital redevelopment provided opportunities for the community to be involved in the planning for this significant health facility. Additional consultation has been undertaken and is outlined in Section 5.

4.2 Relevant Environmental Planning Instruments and Guidelines

4.2.1 State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 aims to provide a State wide planning approach to the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. The SEPP achieves this by specifying when consent is required, and when it is not required, for a remediation work, and by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements.

When a development application is lodged with a consent authority the consent authority is not able to grant consent unless it has considered:

(a) whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The Contamination and Site Audit Report attached at Appendices C and G respectively comply with the provisions of the *Contaminated Land Management Act 1997* and SEPP 55 and establishes the ability of the site to be free of contamination and fit for purpose following implementation of the Remediation Action Plan (RAP) which has now been completed and signed off in draft – refer Appendix C.

4.2.2 State Environmental Planning Policy (Major Development) 2005

Schedule 1 of the Major Development SEPP sets out the classes of development that qualify as Major Development, specifically Group 7 Clause 18 It states that:

(1) Development that has a capital investment value of more than $15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:

(a) day surgery, day procedures or health consulting rooms, or
(b) accommodation for nurses or other health care workers, or
(c) accommodation for persons receiving health care or for their visitors, or
(d) shops or refreshment rooms, or
(e) transport of patients, including helipads and ambulance facilities, or
(f) educational purposes, or
(g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or
(h) any other health-related use.

(2) For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.

On that basis and the previous opinion provided under Clause 6, the project is considered one to which the Major Development SEPP applies. This application has been prepared according to the provisions of Part 3A of the EP&A Act, the Major Projects SEPP and the site specific Director General's Environmental Assessment Requirements dated 5th November 2009.

4.2.3 State Environmental Planning Policy (Infrastructure) 2007

This Policy commenced on 1st January 2008 and repealed SEPP 8 and others relating to significant infrastructure provision.

However as the proposed development in this case is declared to be a development to which Part 3A applies, Clause 8 of the Infrastructure SEPP places it in a subordinate position to the Major Development SEPP and therefore the provisions of the Infrastructure SEPP do not apply to this proposal.

4.2.4 NSW State Plan 2009

The NSW State Plan is the NSW Government's long term plan to deliver services to the people of NSW. It sets priorities for Government action, based on input from communities across NSW for the future of NSW. The Plan addresses Government services and direction across ten (10) key areas:

1. Better Government
2. Supporting Businesses and Jobs
3. Better Transport
4. Clever State
5. Healthy Communities
6. Green State
7. Urban Environment and Lifestyle
8. Strengthening Communities
9. Keeping People Safe
10. Delivering for Priority Groups

This project falls largely within the "Healthy Communities" area and meets several of the Government priorities in this respect. The key target areas of the State Plan for healthy communities are:

- Improve and maintain access to quality healthcare in the face of increasing demand
- Improve survival rates and quality of life for people with potentially fatal or chronic illness
- Improve health in the community
- Reduce potentially preventable hospital admissions
- Improve outcomes in mental health

The Community Hub project will deliver on those priorities through provision of the following services and programs:

- Diabetes education
- Vascular disease education and monitoring
- Drug and alcohol counselling and education, including the needle exchange
- Population health services.
- Mental health programs, including enhanced early intervention and support services for young people.

On that basis, the Community Hub is considered to be consistent with the relevant priorities and targets of the NSW State Plan 2009.

4.2.5 Sydney Metropolitan Strategy

The Sydney Metropolitan Strategy "City of Cities" was released in December 2005 and provided a "Plan for Sydney's Future". It has five (5) key aims to achieve the vision for Sydney in 2031. These are:

1. Enhance liveability
2. Strengthen economic competitiveness
3 Ensure fairness
4 Protect the environment
5 Improve governance

In order to implement these aims, a series of Subregional Strategies have been developed to provide area specific objectives and an implementation methodology for their achievement. The Subregional Strategy that deals with the Auburn Hospital site is the draft West Central Subregional Strategy.

4.2.6 Draft West Central Subregional Strategy

The draft West Central Subregional Strategy aimed to guide land-use planning until 2031 in the Auburn, Bankstown, Fairfield, Holroyd and Parramatta local government areas. Key directions in the Strategy include:

- Retaining and protecting strategic employment lands to help provide jobs closer to home
- Strengthening Parramatta as one Sydney's main city centres
- Planning for a broader range of roles for Sydney Olympic Park
- Supporting the continuing development of the Westmead Specialised Centre
- Promoting Bankstown as a Major Centre
- Improving connections between centres and access to regional open space

The strategy recognises the continuing role of Auburn Hospital in the future planning for the subregion and looks to improve the services and accessibility to health care. This is consistent with the objectives for Health Services in the 2008-2009 NSW State Infrastructure Strategy which is the umbrella that drives the various NSW Government strategic plans.

This proposal is considered to be consistent with both the Metropolitan Strategy and the draft Subregional Strategy.

4.2.7 Auburn Local Environmental Plan 2000

The site is zoned Residential 2b and the proposed development is permissible with Consent in terms of Clause 12 of the Auburn Local Environmental Plan 2000 (ALEP).

Clause 14 provides restrictions on development in residential zones It provides that consent may only be granted for development on land within the 2(b) zone if, in the opinion of the consent authority, it is compatible with the existing and likely future character and amenity of nearby properties in terms of:

(a) its scale, bulk, height, siting and landscaping, and
(b) its operation, and
(c) traffic generation and car parking, and

(d) noise, dust, light and odour nuisance, and
(e) privacy, and
(f) stormwater drainage, and
(g) hours of operation, and
(h) overshadowing.

These issues have been considered in the application and based on this assessment and the attached drawings in Appendix E the proposal is considered to be consistent with the existing and future character of the area.

Clause 43 of ALEP deals with development in the vicinity of heritage items or heritage groups and requires the consent authority to take into account the likely effect the proposed development will have on the heritage significance of the heritage item or heritage group before granting consent to development on land in the vicinity of a heritage item or heritage group.

An Archaeological Impact Assessment and Mitigation Strategy was prepared by Cosmos Archaeology Pty Ltd in March 2007 and an Interpretation Strategy for the Auburn Hospital Site prepared by Graham Brooks and Associates in May 2007. Both these reports are attached in Appendices I and J respectively. The finding of these reports indicate that the area in which the Community Hub will be located may contain some material of archaeological or historical value – depending on the depth of excavation required. Archaeological monitoring in Area 1b was recommended by Cosmos Archaeology and this has now been completed. Nothing of significance was found during this process and a summary of the monitoring is attached at Appendix K

Clause 48 of ALEP prevents the consent authority from consenting to development in Zone No 2 (a), 2 (b), 2 (c), 3 (a), 3 (b), 4 (a), 4 (b), 4 (c) or 4 (d) if it considers that the development will prevent the surrounding lots from being developed in accordance with the ALEP.

The proposed Community Hub will not prevent any surrounding lots from achieving their development potential under the ALEP.

Clause 51 deals with contaminated land and requires development consent and consideration of the *Contaminated Land Management Act 1997* and State Environmental Planning Policy No 55-Remediation of Land. A discussion on compliance with these requirements is above in Section 4.1.1.

4.2.8 Auburn Section 94 Development Contributions Plan, 2007

Auburn Councils Section 94 Plan contains a policy on development by the Crown. It states:

> *Excepting compliance with any direction issued from time to time, Council holds the view that development by the Crown should be subject to development contributions in the same manner as development by a private developer, and will, where appropriate, seek the Minister's written approval and consent before imposing conditions on Crown development requiring development contributions. This does not preclude Crown development from arguing a case for merit exemption in the same manner as a private developer*.

The s94 Plan however does not require any contributions for hospital related development or that of community health facilities.

4.2.9 Auburn DCPs 2000

The Auburn DCPs are a series of policies which apply to various types of development and/or development in various locations. The **general objectives** of the plans are:

(a) To identify the criteria and process for assessing applications, and to outline the responsibilities of both Council and applicants.

(b) To outline the broad strategic planning intentions for Auburn, and to provide detailed development controls to ensure that future development is consistent with this vision.

(c) To specify criteria relevant in determining what is exempt and complying development.

(d) To comprehensively outline all criteria which would be relevant to the broad types of development, covering issues including urban character, landscaping, transport, traffic and access, car parking, advertising signs, ecologically sustainable development, waste management and pollution control.

(e) To specify criteria to be applied in the assessment of development in residential areas, and

(a) to ensure that such development is consistent with the existing and planned character of individual localities.

(f) To provide controls for development within the business and industrial areas of Auburn to ensure that development is consistent with the planned urban form and character of the commercial centres.

(g) To provide detailed planning controls for specific types of development such as child-care centres and brothels.

(h) To specify the minimum standard of information to be submitted with any development application.

While most of the criteria contained within the DCPs do not apply to a Community Hub development, the general provisions have been considered as relevant issues. The **Car Parking and Loading DCP** provides general principles for the provision of parking and loading facilities as well as specific standards for layout and design. These have been considered in previous applications on the site and generally comply with the DCP requirements.

The **Stormwater Drainage DCP** applies to all development within Auburn and has the following objectives:

- to preserve and protect the amenity and property of existing residents, property owners and the community.
- to ensure the safety of residents and the community.
- to meet reasonable expectations and statutory requirements for the development of properties.
- to protect the physical environment and receiving waters of catchments.

The DCP contains performance criteria and development standards that apply to development. The proposal complies with these criteria.

Other aspects of the DCPs apply specifically to construction activities and are addressed, where relevant, in the draft Statements of Commitment in Chapter 6.

4.3 Amenity Impacts

The Community Hub proposal is located within the Auburn Hospital site. While the original Concept Plan did not envisage this location, the current proposal provides a superior resolution for the delivery of community services.

The proposal does not have any adverse impacts on neighbours, traffic (see below) or the general amenity of the area – including the hospital environment. The proposed location of the needle/syringe vending machine and sharps disposal facility has been thoughtfully located to respect the anonymity and safety of users of the facility as well as safety and security of the rest of the community. This service has been available in Auburn since the early 1990s without detrimental impact and protocols are in place to ensure appropriate levels of security – including the patrols of security guards.

4.4 Transport and Accessibility Impacts

As part of the Stage 1 development of the Auburn Hospital site an at grade car parking facility is provided on the northern portion of the site. The car park which was planned to provide a total of 217 parking spaces is accessed via three separate driveways to Hargrave Road, Norval Street and Hevington Road. Additional parking is provided on the site in dispersed locations providing a total on site parking provision of 228 spaces.

The proposed Community Hub building would be located within the at grade car park immediately adjacent to the Auburn Hospital Building and would result in the loss of 44 spaces during Stage 1 from within the main car parking area in the northern portion of the site. The vehicle and pedestrian access to the site would remain unchanged from that approved. The total proposed parking provision for Stage 1 following construction of the Community Hub building would be 184 parking spaces.

While this is a reduction of parking provision for Stage 1, the provision of 184 spaces complies with Condition B11 of the consent and is consistent with the transport objectives established by the DoP (and Ministry of Transport) to encourage increased public transport usage via decreased parking provisions.

Not withstanding the above, that the following measures will be introduced to further encourage non - car driver modes of transport and / or more sustainable car usage:

1. Small Car Spaces

- Increased provision of small car spaces within the car park to encourage use of more fuel efficient vehicles.
- Small car space provision is associated with Green Star ratings.
- Up to 25% of spaces could be allocated and designed as small car spaces.

2. Bicycle Parking Facilities

- Bicycle users accessing the Community Hub will be able to access the shower and locker facilities within the Hospital.
- Additional bicycle parking / storage facilities will be provided within the car park.

3. Motorcycle Parking Spaces

- With the provision of small car parking spaces, additional area will be available within the car park. This area could be allocated and designed for motorcycle parking.

4. Car Sharing

- The staff travel survey undertaken as part of the Concept Plan identified a significant proportion of staff travel as car passengers. This generates potential for car share use.
- Initially up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.
- Car sharing could be operated either as part of a travel management plan for the Hospital/Community Hub or potentially by a commercial operator

5. TravelSmart Incentive Program

- As identified during the Concept Plan assessment process, the implementation of a TravelSmart program would be a valuable management tool to encourage increased awareness of public transport options for staff and visitors (and residents during Stage 2).
- A TravelSmart program should be a holistic plan which incorporates the Hospital and the Community Hub.

Overall it is considered that the above measures, combined with the Ministry of Transport's improvements to the Integrated Network Plan for Bus Contract Region 13, will facilitate improved access to and greater encouragement to use non private vehicle (as driver) modes of transport.

Traffic Implications

The Concept Plan traffic assessment determined that the surrounding road network could adequately accommodate the traffic generation of the Concept Plan development. The existing road network was determined to operate satisfactorily with good levels of service (LoS A) and significant spare capacity.

Observations indicate that the road network is operating satisfactorily with the Stage 1 Auburn Hospital development. The construction of the proposed Community Hub with the reduction in on site parking is not anticipated to change the existing traffic generation or network operating conditions.

As identified above, the Stage 1 car park access arrangements would remain unchanged by the Community Hub development proposal. As such there would be no change to the interaction between the external and internal road networks.

Public Transport

The proposed Community Hub development would not change access to existing public transport services (ie. bus stop access).

Pedestrian and Cycling

The proposed Community Hub development would not change the proposed pedestrian access arrangements for the Stage 1 works and therefore is consistent with the current approval. The provision of cycle parking and end of trip facilities is consistent with the *Planning Guidelines for Walking and Cycling.*

Service Vehicle Arrangements
It is proposed to provide a dedicated loading bay on the southern side of the Community Hub building. Access to the loading bay would be via the Hospital's service vehicle access driveway and thus be separated from staff / visitor car access and thus reduce potential car / service vehicle conflicts.

Summary
In summary it is considered that the proposed Commuity Hub development and the associated car parking arrangements are considered to be consistent with the DoP approval for the Stage 1 and Concept Plan developments of the Auburn Hospital site.

With the implementation of the suggested traffic management measures, it is considered that increased use of non private vehicle modes of transport can be achieved and offset the reduction in total Stage 1 on site parking provision.

4.5 Ecologically sustainable development

The Project has been assessed against the following four principles of ecologically sustainable development listed in the *Protection of the Environment Administration Act 1991:*

- the precautionary principle
- the principle of social inter-generational equity
- the principle of biological diversity and maintained ecological integrity
- the principle of improved valuation and pricing of environmental resources.

4.5.1 Precautionary principle

The precautionary principle states that:

if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:

(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(ii an assessment of the risk-weighted consequences of various options.

In the design of this proposal, key issues have been taken into consideration to ensure that serious or irreversible damage does not occur as a result of these works. This has included a thorough review of hazardous materials and contamination and the implementation of remediation measures to avoid risk. The selection of materials and construction methods has also been included in this assessment.

On that basis the proposal meets the requirements of the Precautionary Principle.

4.5.2 Principle of inter-generational equity

The principle of inter-generational equity states that:

the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations….

The site is within a highly urbanised environment. The operation of the proposal would not result in any impacts that are likely to impact on the health, diversity or productivity of the environment for future generations.

The greatest life-time energy impact of a building is its operational energy consumption. A number of features have been included in the design to reduce the environmental footprint of the proposal to maintain the environment for future generations, including the use of Green Star to achieve a high level of energy efficiency for the project.

The proposal is therefore considered to be consistent with the principle of inter-generational equity.

4.5.3 Principle of biological diversity and ecological integrity

The principle of biological diversity and ecological integrity states that:

> '*Conservation of biological diversity and ecological integrity should be a fundamental consideration.*'

On the basis that the proposal is the redevelopment of the existing site, it is concluded that impacts upon the ecological integrity will be negligible.

The proposal therefore considers the principle of biological diversity and ecological integrity.

4.5.4 Improved valuation of environmental resources

The principle of improved valuation of environmental resources states that:

> *environmental factors should be included in the valuation of assets and services, such as:*
> *(ii) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
> *(iii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
> *(iv) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.*

The proposal has been designed to minimise adverse impacts on the environment by:

- siting infrastructure at locations that have been disturbed by previous land uses, and
- putting in place specific design measures to lesson the environmental impact on the area.

Although these measures did increase the costs associated with construction and in some cases the operation of the proposal, it has resulted in a higher quality environmental outcome which significantly reduces the buildings impact. This indicates that environmental resources

have been assigned a significant value and this has been taken into consideration during the concept design stage.

The proposal therefore appropriately values environmental resources.

4.5.5 Environmental design

The Auburn Community Hub will include a high standard of environmental design. The project team is targeting a 4 Star Green Star Office Design v3, which would equate it to the top 25% of building projects in terms of sustainable design. A key part of this Green Star strategy is a focus on energy efficiency. Though the project has not achieved a final internal (electrical and mechanical) design, we anticipate that the initiatives included in the Green Star strategy will assist the project in performing well. Energy efficiency initiatives that are scoped for inclusion in the project include:

- High standard of passive design, including;
  - Low emissivity (low-E) double glazing
  - Insulation
  - Shading
- VAV air conditioning system with:
  - Perimeter and central zoning
  - High efficiency chiller
  - Variable Speed Drives
  - Outside air economy cycle
  - Supply air temperature reset
  - CO^2 sensors
- Lighting system with;
  - AESY84440A.0.0.MCP91105 - Energy Strategy.doc 2 Form Revision: J 01/07
  - 2 W/m²/100 Lux design target
  - Individually switch controls for each room
  - Lighting zones no larger than 100m²

4.6 Noise and Vibration Impacts

There will be no significant noise or vibration impacts above the construction noise expected. There are no driven piles or rock hammering proposed as part of this application. Any impacts from noise and vibration will be managed in accordance with a Construction Environmental Management Plan – refer Statements of Commitment.

4.7 Crime Prevention Through Environmental Design

Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'

- removing conditions that create confusion about required norms of behaviour.

In order to achieve these outcomes, there are four (4) principles used to assess projects to ensure the opportunity for crime is minimised. These are surveillance, access control, territorial reinforcement and space management. In terms of the Community Hub project, these issues are dealt with as follows.

4.7.1 Surveillance

The design of the building allows a clear open frontage which is easily seen from the car park and the street. The Terrace on the upper levels provides opportunities for overlooking onto the street providing passive surveillance. Closed Circuit TV cameras will also be installed in the car park at the boom gates and around the building.

The entry and car park will be well lit with an appropriate level of lighting to ensure safety of users and to minimise light intrusion into properties across the road. The landscaping of the facility and the car park has been selected to maximise clear sight lines and visual connectivity without compromising security. Species have been selected to ensure clear trunks and appropriate spacing has been allowed between trees to fulfil this objective.

4.7.2 Access control

The facility will have security access at the entry and a clear open lobby area. Closed Circuit TV and security personnel are employed to patrol the area of both the Community Hub and the Hospital. Again landscape is used here to identify the entry and to provide an area for people to gather without causing a security risk. The use if Gymea Lillies provides a sense of enclosure to the entry foyer while maintaining clear visual contract with the surrounding area.

4.7.3 Territorial reinforcement

The community nature of the facility and the maintenance of the area and landscape will significantly contribute to the reinforcement of the place as a public place and one that is safe.

4.7.4 Space management

As mentioned above, the Community Hub will be well maintained through the SWAHS existing maintenance program which includes removal of graffiti and rubbish and regular clearing of the exterior of the buildings. This creates the sense of a well respected facility that is cared for by both the staff and the users of the facility.

5. Consultation

There has been considerable consultation with the major agencies and Auburn City Council since the inception of the redevelopment of the hospital and the Concept Plan for the sites in 2006. This includes addressing a number of issues raised following the exhibition of those plans.

In addition to this, the Sydney West Area Health Service (SWAHS) has provided information about the Community Hub and the services and facilities to be provided by the Hub to the following:

- Auburn Council's General Manager
- The Local Member for Auburn, The Hon. Barbara Perry
- The Flemington Local Command of the Police Service
- Hospital Staff

This consultation is part of an ongoing communication strategy between the SWAHS and their local communities. A specific communication framework is being developed by the SWAHS to provide ongoing information about the project as it progresses. This will be based on the strategy used for the Auburn Hospital project.

We believe this level of consultation, combined with the public exhibition of this application to be adequate and appropriate for this project.

6. Draft Statement of Commitments

6.1 General Commitments

G1 Health Infrastructure, Brookfield Multiplex and its partners are committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act 1979*. The construction and operation of the Community Hub facility will be undertaken in accordance with Best Practice environmental management policies in place at the relevant time through the sites development.

G2 The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

G3 The development will comply with the Building Code of Australia 2008.

G4 The proponent will continue to liaise with the local community through Auburn City Council during the development process.

G5 The new building will be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to the Department that structural works are in accordance with the approved project application.

G6 A separate application will be made to Auburn City Council for approval under Section 68 of the *Local Government Act, 1993*, for the erection of hoardings or scaffolding in a public place, if required.

G7 The development and its uses will be in accordance with the approved Project Application as described in this Environmental Assessment.

6.2 Prior to Commencement of Works

P1 Detailed construction design details will be submitted to the Director prior to the commencement of construction works.

P2 All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and Australian Standard AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

P3 Prior to commencement of works, a Construction Environmental Management Plan (CEMP) will be prepared. This plan will include procedures for the following:

- Contact details of the site manager;
- Air quality/dust control;
- Noise and Vibration Management;
- Waste management;
- Community access and safety;
- Site specific soil erosion and sediment control;
- Traffic and pedestrian management;

- Storage and handling of materials;
- Environmental training and awareness;
- Contact and complaints handling procedures;
- Emergency preparedness and response;
- Site induction, OHS&R management and training;
- Services disruption planning and management;
- Site contamination review and remediation, hazardous materials and contamination management.

P4 Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's and Sydney Water's requirements prior to the commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

P5 A Traffic and Pedestrian Management Plan will be prepared that will identify:

- The number and location of car parking spaces required by construction workers,
- Ingress and egress of vehicles to the site,
- Loading and unloading, including construction zones,
- Predicted traffic volumes, types and routes, and
- Pedestrian and traffic management methods.

P6 A sign will be erected in a prominent position on the site prior to the commencement of works in indicating the nature of the project and the Project Director and contractor contacts details.

P7 All electrical and mechanical services plans will be submitted to the Department for information prior to construction.

6.3 During Construction

D1 Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).

D2 Erosion and Sediment Control will be implemented in accordance with the Erosion and Sedimentation Plan which will be submitted to DoP prior to construction and these measures will be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.

D3 Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood, hospital and other workers during construction. These will include:

- Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions,
- Earthworks and scheduling activities will be managed to minimise the amount of time the site is left cut or exposed,

- All materials will be stored or stockpiled at the best locations,
- The surface will be dampened slightly to prevent dust from becoming airborne, without creating runoff,
- All vehicles carrying spoil or rubble to or from the site will be covered to prevent the escape of dust or other material,
- All equipment wheels will be washed or other action taken to avoid soil leaving site before exiting the site,
- Gates will be closed between vehicle movements and will be fitted with shade cloth, and
- Cleaning of footpaths and roadways will be carried out as required.

These will also be documented in the CEMP.

D4 The hours of construction, including the delivery of materials to and from the site, will be:
7:00am and 6:00pm, Mondays to Fridays inclusive;
7:00am and 1:00pm, Saturdays;
No work on Sundays and public holidays.

Works will only be undertaken outside these hours where:

- The delivery of materials is required outside these hours by the Police or other authorities;
- It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm;
- The work is approved through the Construction Environmental Management Plan; and
- Residents and others likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

D5 Rock breaking, rock hammering, sheet piling, pile driving and any similar activity will only occur between the hours below unless otherwise approved in the Construction Environmental Management Plan committed to above:

D6 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

D7 All waste disposal will occur in accordance with the *Protection of Environment Operations Act* and Regulations and EPA Environmental Guideline: Assessment, Classification and Management of Liquid and Non-liquid Wastes (1995).

All wastes generated by the project shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials.

D8 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.

D9 Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.

D10 The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:
- AS 1428 Part 1.
- The Building Code of Australia.

D11 Access and Safety protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the site to ensure the safety of work personnel and visitors.

D12 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.

D13 In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of Environment and Climate Change will be informed in accordance with Section 91 of the *National Parks and Wildlife Act 1974*.

D14 The requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development will be complied with.

D15 All buildings will be ventilated in accordance with relevant codes.

D16 All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

6.4 Prior to Occupation or Commencement of Use

O1 A Fire Safety Certificate will be provided to the Department for all the Essential Fire or Other Safety Measures forming part of application.

O2 Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation will be submitted to the Department and Council for information purposes only.

O3 Up to 25% of spaces will be allocated and designed as small car spaces.

O4 Bicycle parking facilities will be provided within the car park.

O5 Additional area available within the car park as a result of small car spaces will be allocated and designed for motorcycle parking.

O6 Up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.

O7 A travel management plan will be implemented for the Hospital/Community Hub.

O8 A TravelSmart program will be implemented to encourage increased awareness of public transport options for staff and visitors

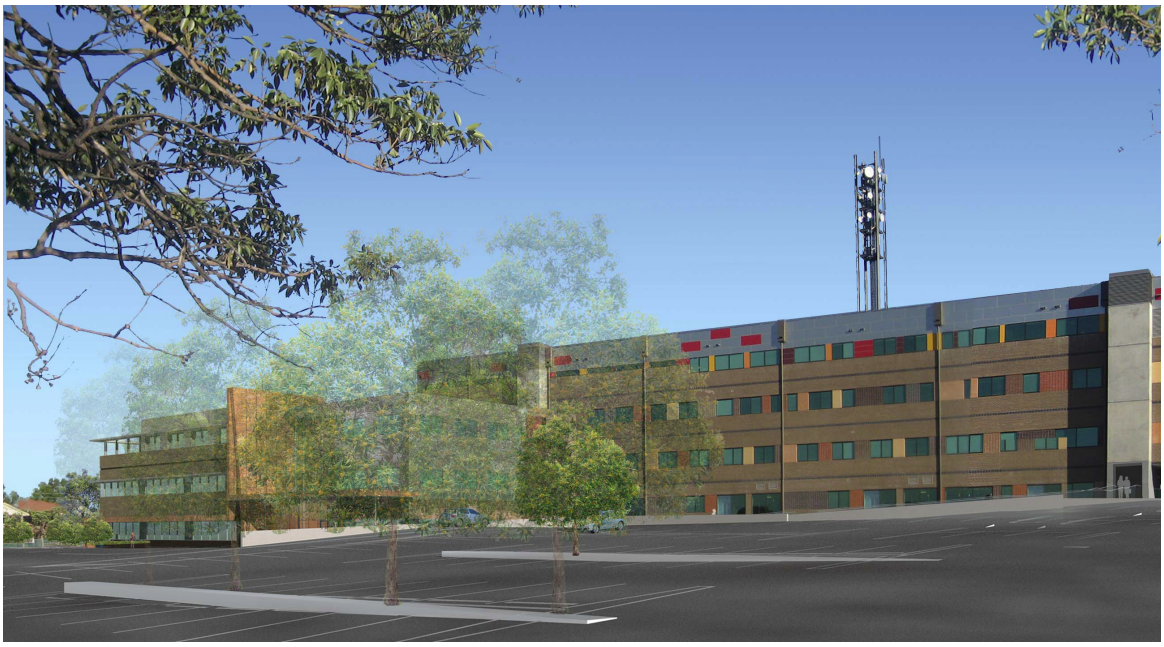
7. Conclusion

The development of the Auburn Community Hub adjacent to the new Auburn Hospital is consistent with the clinical design objectives for the project as well as the objectives of the EP&A Act.

It is considered that short tem – predominantly construction based impacts that can be easily mitigated through measures outlined in the Statements of Commitment. On that basis, the project provides significant public benefit, a significant investment in health infrastructure in Auburn and has very few significant impacts.

The Project meets the objectives of the NSW State Plan 2009 and the Metropolitan Strategy for delivery of Community Health Services close to the populations that need them and to increase jobs closer to home. The Project is therefore justified on any grounds and is recommended for approval.

Auburn Community Hub



Environmental Assessment for Project Application MP09_0173

November 2009

Prepared for:
Health Infrastructure

By:

UPO Pty Ltd
PO Box 787
Matraville NSW 2036

Auburn Community Hub
Environmental Assessment Report

Contents

Executive Summary **1**
1. Introduction **2**
1.1 Background 2
1.2 Aims and Objectives 3
1.3 The Project Team 4
1.4 Compliance with Director Generals Requirements 4
1.5 Statement of Validity 9

2. Site Analysis **10**
2.1 Context 10
2.2 Site Description 11
2.3 Site Analysis 11
2.3.1 Zoning and Ownership 11
2.3.2 Urban Character and Streetscape 11
2.3.3 Easements and restrictions 13
2.3.4 Geology and soils 13
2.3.5 Hydrology 13
2.3.6 Hydrogeology 13
2.4 Existing transport and pedestrian environment 14
2.5 The existing buildings and uses 14
2.6 Existing Infrastructure 14
2.7 Site contamination 14
2.8 Suitability of the Site 15

3. The Project **16**
3.1 Introduction 16
3.2 Design Objectives 16
3.3 Building Design and Placement 17
3.3.3 Materials and Finishes 18
3.3.4 Landscape 18
3.4 Staging and Timing 19
3.5 Traffic management and car parking 19
3.6 Engineering and Services 20
3.6.1 Stormwater 20
3.6.2 Sewer 20
3.6.3 Water 20
3.6.4 Gas 20
3.6.5 Water and Energy Conservation Measures 20
3.6.6 Electrical Services 20
3.6.7 Mechanical services 20
3.7 Compliance with the Approved Concept Plan 20

4. Environmental Assessment 21
4.1 Objectives of the Environmental Planning and Assessment Act 1979 21
4.2 Relevant Environmental Planning Instruments and Guidelines 22
4.2.1 State Environmental Planning Policy No 55 – Remediation of Land 22
4.2.2 State Environmental Planning Policy (Major Development) 2005 22
4.2.3 State Environmental Planning Policy (Infrastructure) 2007 23
4.2.4 NSW State Plan 2009 23
4.2.5 Sydney Metropolitan Strategy 24
4.2.6 Draft West Central Subregional Strategy 24
4.2.7 Auburn Local Environmental Plan 2000 24
4.2.8 Auburn Section 94 Development Contributions Plan, 2007 25
4.2.9 Auburn DCPs 2000 26
4.3 Amenity Impacts 27
4.4 Transport and Accessibility Impacts 27
4.5 Ecologically sustainable development 29
4.5.1 Precautionary principle 29
4.5.2 Principle of inter-generational equity 29
4.5.3 Principle of biological diversity and ecological integrity 30
4.5.4 Improved valuation of environmental resources 30
4.5.5 Environmental design 31
4.6 Noise and Vibration Impacts 31
4.7 Crime Prevention Through Environmental Design 31
4.7.1 Surveillance 32
4.7.2 Access control 32
4.7.3 Territorial reinforcement 32
4.7.4 Space management 32

5. Consultation 33

6. Draft Statement of Commitments 34
6.1 General Commitments 34
6.2 Prior to Commencement of Works 34
6.3 During Construction 35
6.4 Prior to Occupation or Commencement of Use 37

7. Conclusion 39

List of Appendices

A Director-Generals Requirements
B Site Analysis Drawing
C Report on Remediation and Validation Assessment, Oct 2009.
D On Site Detention
E Architectural Plans
F Materials and Montages
G Site Audit Report
H Traffic and Parking Assessment
I Archaeological Impact Assessment
J Interpretation Strategy
K Results of Archaeological Monitoring
L Pictures of Selected Landscape Species
M Survey
N Quantity Surveyor Statement
O Letter from SWAHS

Executive Summary

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital but separate to the acute hospital. The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to permit future expansion of the Community Hub to the west;
- to provide a facility that needs to attract and retain staff; and
- to deliver value for money to the State.

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation and is consistent with the principles of ESD and all relevant planning controls.

The assessment concludes that the site is suitable for the proposal and that the implementation of the development of the Auburn Community Hub is consistent with the public interest.

Accordingly, we seek the Ministers favourable consideration of this application.

1. Introduction

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

The purpose of the report is to outline the key aspects of the proposed redevelopment and to provide an assessment of the proposal in terms of the DGEARs. Table 1 in Section 1.4 shows where in the report each of the DGEARs has been addressed. A copy of the DGEARS is attached in **Appendix A**.

This Environmental Assessment report is structured as follows:

1. Introduction	This section provides an overview of the project and relevant background.
2. Site Analysis	This section provides details of the existing site and the proposed redevelopment context.
3. The Project	This section provides an overview of the proposal and its key elements.
4. Environmental Assessment	This section responds to the Director General's Requirements in terms of the key issues raised and the plans and documents required
5. Consultation	This section describes the consultation undertaken as part of this project.
6. Draft Statement of Commitments	This section contains a Draft Statement of Commitments.
7. Conclusion	This summarises the key issues and provides a recommendation to approve the Project as outlined within the report.

1.1 Background

On 28 April, 2006, the Director General of the Department of Planning, as the Minister's delegate, formed the opinion that the Auburn Hospital redevelopment is a major project under the terms of the State Environmental Planning Policy - Major Projects. A Concept Plan for the site was determined for the site in August 2007 which approved the following:

- Land use distribution;

- Pattern of buildings, including footprint and height;
- A car parking and access strategy;
- Landscape strategy; and
- Development controls for the various sites.

Concurrently, a Project Application to construct the new Auburn Hospital was approved which allowed for:

- The development of substantial new 'state of the art' hospital facilities on the southern portion of the site.
- Creation of a temporary car park on the Arthur Stone site.
- Relocating of the existing services into the new facility.
- Demolition of the existing main hospital building.
- Creation of a temporary on grade car parking areas.

Subsequent applications were made and approved under Section 75W to make minor amendments to the hospital design. The new hospital is now complete and operational.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital site, but separate to the hospital. The location, selected for clinical reasons is within an area, previously identified for car parking and the future development of a residential building of up to nine (9) storeys.

As this was not originally conceived in the Concept Plan a separate application has been submitted under Section 75W to permit the Community Hub in Development Zone 3. This application has been approved by the Department of Planning, which allows this application to be lodged for the development of a new Community Hub building.

1.2 Aims and Objectives

The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to provide a facility that attracts and retains staff; and
- to deliver value for money to the State.

1.3 The Project Team

The team for this redevelopment project is:

Company	Role
Health Infrastructure	Client
Capital Insight	Project Director
Brookfield Multiplex	Design and Construction Contractor
Silver Thomas Hanley	Architect
Van der Meer Consulting	Structural & Civil Engineering
Lincolne Scott	Services Engineering
Advanced Environmental	Environmental Engineering
Acoustic Logic	Acoustic and Vibration engineering and
Philip Chun	BCA & DDA Compliance
Warrington Fire	Fire Engineering
GDK	Hydraulic Engineering
Halcrow MWT	Traffic and Transport
Urban Planning Outcomes	Statutory Planning

1.4 Compliance with Director Generals Requirements

Table 1 following outlines how the Project Application addresses the Director General's Environmental Assessment Requirements.

Table 1 Compliance

Requirement	Location
Key Issues	
1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: - Objects of the EP&A Act; - SEPP (Major Development) 2005; - SEPP (Infrastructure) 2007; - SEPP 55 - Remediation of Land; - NSW State Plan - Sydney Metropolitan Strategy and draft West Central Subregional Strategy; and ▪ Consideration of applicable Auburn City Council Instruments and policies; ▪ Address the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines (including the relevant Auburn City Council DCP/s) and justification for any non-compliance.	Section 4

2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality and detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the buildings achieve optimal design and amenity outcomes. The Project Application shall include detailed architectural plans.	Section 3 and Appendix E
3. Urban Design/Public Domain ▪ The EA shall address the design quality of buildings with specific consideration of the façade, massing, setbacks, articulation, materials/finishes & colours palette. ▪ The EA shall also address landscaping, safety by design and public domain, including an assessment against the Crime Prevention Through Environmental Design Principles. The EA shall provide the following documents: ▪ View analysis to and from the site from key vantage points; and ▪ Options for the siting and layout of building envelopes having regard to views from adjoining buildings, adequacy of separation between buildings on the site, impacts on the development potential of adjoining properties and solar access to properties to the south between the buildings.	Section 3 Section 4.7 Appendix E and F
4. Amenity Impacts on Neighbouring Properties The EA must the address the visual impact, privacy and overshadowing of the development on adjoining properties, with particular regard to any sensitive uses.	Section 4
5. Transport & Accessibility Impacts (Construction and Operational) The EA shall address the following matters: ▪ Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's Guide to Traffic Generating Developments and making reference to the NSW Planning Guidelines for Walking and Cycling, considering the following issues: ○ Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections and the need for funding or upgrading or road improvement works (if required). ○ Car parking arrangements, including number of spaces and compliance with the relevant parking codes and how this will minimise on-street parking; ○ Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan; ○ Demonstrate how users of the development will be able to	Chapter 4.4 and Appendix H

make travel choices that support the achievement of relevant State Plan targets; ○ Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access; ○ Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and ○ Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling).	
6. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. The EA must demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme	Section 4.5
7. Consultation Undertake an appropriate and justified level of consultation in accordance with the *Department's Major Project Community Consultation Guidelines October 2007*, and provide an outline of the proposed consultation program to be adopted.	Section 5
8. Services The EA shall address capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.	Section 3
9. Groundwater The EA is to identify whether groundwater may be encountered during excavation, the potential need to dewater and whether there are any groundwater issues including degradation.	Section 2
10. Noise and Vibration Assessment The EA shall address the issue of noise and vibration impact from the railway corridor and provide detail of how this will be managed through the design of the proposed buildings, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.	Section 4.6
General	
The EA must include:	
1. An executive summary	Page 1
2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;	Section 2 and Appendix B
3. A thorough description of the proposed development;	Section 3

4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;	Section 4
5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;	Section 4 and Section 6
6. The plans and documents outlined below;	Appendices
7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;	Page 9
8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP);	Previously submitted
9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.	Section 7
Plans and Documents	
1. An **existing site survey plan** drawn at an appropriate scale illustrating; ▪ the location of the land, boundary measurements, area (sqm) and north point; ▪ the existing levels of the land in relation to buildings and roads; ▪ location and height of existing structures on the site; ▪ location and height of adjacent buildings and private open space, and ▪ all levels to be to Australian Height Datum.	Appendix M
2. ***A Site Analysis Plan*** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).	Appendix B
3. ***A locality/context plan*** drawn at an appropriate scale should be submitted indicating: ▪ significant local features such as parks, community facilities and open space and heritage items; ▪ the location and uses of existing buildings, shopping and employment areas; and ▪ traffic and road patterns, pedestrian routes and public transport nodes.	Appendix E and Page 11
4. ***Architectural drawings*** at an appropriate scale illustrating: ▪ the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;	Appendix E

	▪ detailed floor plans, sections and elevations of the proposed buildings; ▪ elevation plans providing details of external building materials and colours proposed; ▪ fenestrations, balconies and other features; ▪ accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; ▪ the height (AHD) of the proposed development in relation to the land; ▪ the level of the lowest floor, the level of any unbuilt area and the level of the ground; and ▪ any changes that will be made to the level of the land by excavation, filling or otherwise.	
5.	***Stormwater Concept Plan*** - illustrating the concept for stormwater management	Appendix D
6.	***Landscape/Public Domain Concept plan*** - illustrating treatment of open space/public domain areas, screen planting along common boundaries and tree protection measures both on and off the site.	Appendix E
7.	***Shadow diagrams*** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm	Appendix F
8.	***View Analysis*** - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas.	Appendix E and Appendix F

1.5 Statement of Validity

Submission of Environmental Assessment

Prepared under Part 3A of the *Environmental Planning and Assessment Act 1979*

Environmental Assessment prepared by

Name:	Leoné McEntee
Qualifications:	BA (Geog), Graduate Diploma Urban and Regional Planning, Grad Dip Natural Resources Law
Address:	UPO Pty Ltd PO Box 787 Matraville NSW 2036
In respect of:	Auburn Community Hub

Applicant & Land Details

Applicant name	Health Infrastructure
Applicant Address	Level 6, 77 Pacific Highway, North Sydney
Land to be developed	Auburn Hospital, Hevington Road Auburn
Lot & DP	Lots 11, 12 and 13 in DP 873

Environmental Assessment	An environmental assessment is attached
Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director Generals Environmental Assessment Requirements dated 5th November 2009, and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.
Signature	
Date	27th November 2009

2. Site Analysis

2.1 Context

The Auburn Community Hub is located adjacent to Auburn Hospital in the western suburbs of Sydney. The regional context is characterised by a mix of low to high density residential suburbs and light industrial precincts concentrated around the Parramatta Central Business District. A wide range of ethnic groups are represented in the region with more than 30% speaking a language other than English at home.

The region has a strong focus on manufacturing and wholesale trade industries making up 40% of the area's employment base. Health and community services provide over 5% of the jobs in the region and this is expected to increase as a result of an aging population.

The nearest major tertiary educational institution to Auburn hospital is the University of Sydney Cumberland Campus at Lidcombe (5km east of the hospital) which is home to the Faculty of Health Services (FHS). The FHS is acknowledged nationally and internationally for innovation in teaching and research.

Also located in the region is the Sydney Olympic Park complex which provides an array of sporting and recreational opportunities. The major movement corridor in the regional context includes primarily road and rail services. The major roads include the Great Western Highway, Parramatta Road, Silverwater Road and the M4 Motorway. The latter is a major east-west arterial in the Greater Sydney Region. Rail services include the main Western Line, with Auburn Station the nearest station to the hospital or the South Western Line, where the nearest stations are Regent's Park and Berala.[1]

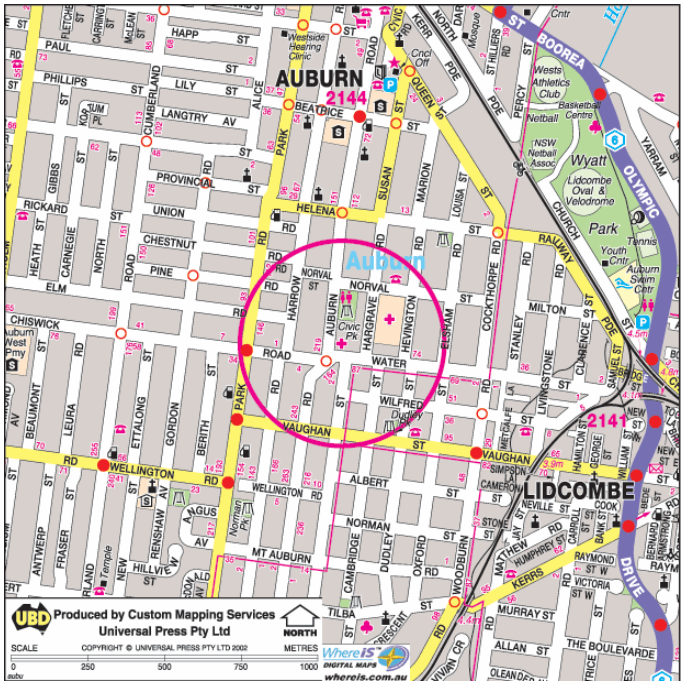


Figure 1 Site Location (not to scale)

[1] LFA (Pacific) Auburn Hospital Concept Plan application

2.2 Site Description

The building site comprises an area of approximately 840sqm located adjacent to the new Auburn Hospital on the Hevington Road side of the site. The Auburn Hospital site is bounded by Hevington Road to the East, Norval Street to the North, Hargrave Road to the West and Water Street to the South. The site is legally described as Lots 11,12 and 13 in DP 873.

2.3 Site Analysis

A Site Analysis Drawing (A-SK20) is included in the Architectural Drawings in Appendix B.

2.3.1 Zoning and Ownership

The site is zoned Residential 2b (Medium Density) under the Auburn Local Environmental Plan (2000). The 2b zoning permits the development of hospitals. Community health facilities are considered to fall within the definition of a hospital which is:

> *Hospital means a building or place (other than an institution) used for providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, care for people with developmental disabilities, psychiatric care or counselling and services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there) and includes:*
> *(a) ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or restaurants, and ancillary accommodation for persons receiving health care or for their visitors, and*
> *(b) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health care workers.*[2]

The objectives of Zone 2b are as follows:

- Permit multiple dwelling residential development on appropriate sites.
- Permit residents to work at home where there is no adverse impact on the amenity of the area.
- Permit appropriate uses in the zone that complement the residential nature and functioning of the zone.

2.3.2 Urban Character and Streetscape

The existing urban character and streetscape surrounding the hospital site is typically represented by 20m wide road corridors with landscaped verges of between 3 and 4m. While there is little evidence of significant street tree planting schemes, native specimens are evident.

The settlement pattern is a grid formation with north/south and east west street orientation. The street grid shifts at Auburn Road and Water Street to create an offset street grid pattern to the south. Auburn Road and Water Street also form the primary north/south and east/west connections respectively.

[2] Auburn Local Environmental Plan 2000



Figure 2 Development opposite proposed community hub on Hevington Road

The residential lots in the local area tend to be deep, in the order of 45-50m, with frontages ranging from 13-15m. In some cases lots have been amalgamated for multi-unit developments many of which are evident in the immediate vicinity of the hospital site.



Figure 3 Streetscape Hevington Road

The existing urban built form consists of a mixture of fibro, weatherboard and brick cottages of little architectural significance interspersed with two storey townhouses and two to three storey multi-unit apartment buildings constructed over the last 20 years.

2.3.3 Easements and restrictions

There is an existing easement on site for Telstra to access the communications tower, however this does not impact on the use of the Community Hub site.

2.3.4 Geology and soils

In April 2009, Douglas Partners[3] undertook a review of published geological information on the site as part of the Remediation Plan. The regional geology was identified as the Wianamatta Group comprising Ashfield Shale and Bringelly Shale. This formation comprises shale with occasional claystone, laminite and coal laminite with dark grey siltstone.

The soil landscapes encompass Red and Brown Podzolic soils that are shallow to moderately deep (<100cm). In areas of lower slopes and in areas of poor drainage Yellow Podzolic soils and Soloths are dominant. Based on the site elevation, the soil type identified at the site is residual clay.

Douglas Partners identified that the site lies in an area that has a moderate to high salinity potential, based on published information from the Department of Water and Energy (DWE). Typical soil conditions encountered on the site during investigation works are summarised below in Table 2. A copy of the Douglas Partners report is attached at Appendix C.

Table 2 Summary of Site Geology

Depth (m)	Material Type	Material Description
0 - 0.5	Fill	Topsoil underlain by crushed shale and clay fill materials, which included ash/slag and building rubble in parts of the site (particularly western portion) (This has now been completely remediated)
0.5 – 1.5	Clay	Silty clay, red brown to mottled grey brown, with ironstone gravels
1.0 – 6.0	Shale	Shale bedrock interbedded with layers of silty clay bands at varying depths
5.0 – 7.0	Siltstone / Laminite	Silstone/Laminite, low to medium strength, moderately weathered, fractured

2.3.5 Hydrology

Douglas Partners[4] also reported that any site surface water would flow to the east following the site topography, upon which it would be diverted to the stormwater drainage systems located on Water Street, Hevington and Hargrave Roads. This has been adopted in the design of the drainage layout and On Site Detention System – see Appendix D.

2.3.6 Hydrogeology

Groundwater searches were conducted by Douglas Partners in 2009 on the basis of groundwater bore information from the Department of Natural Resources (DNR). The search

[3] Douglas Partners, 2009 Detailed Contamination Assessment, Auburn Hospital Stage 1B
[4] op cit

revealed the presence of 15 groundwater bores within a 3 km radius of the site. Relevant bore data information is summarised as follows:

- The identified groundwater bores (GW102644, GW102646, GW102647, GW102649-GW102660) were all installed for monitoring purposes only.
- The total bore depth ranged from 8.0m to 25.0m.
- The standing water level in these bores ranged from 1.0m to 10.0m. The water bearing zone was generally encountered within the underlying siltstone and shale bedrock.
- A review of the bore data reveals that siltstone and shale bedrock was encountered at depths of 5m to 25m.

2.4 Existing transport and pedestrian environment

Generally, the site is surrounded by two way road systems. The roads typically have a carriageway of two lanes and parking against the kerb on both sides. The primary collector roads are Water Street and Auburn Road with traffic volumes in the order of 300-400 vehicles per hour. Hargrave Road, Norval Street and Hevington Road have considerably less traffic. The proposed Community Hub will have its entrance off Norval Street and via the carpark.

The intersections surrounding the site operate at good levels of service with minimal traffic delay. The main entrance to the new hospital is off Hargrave Road, with a separate ambulance access to the Emergency Department via Hargrave Road as well. Parking on the site has yet to be fully developed as part of the Hospital approval and the Community Hub will decrease the number of parking spaces available as it is located within the proposed carpark.

The pedestrian environment is somewhat limited at the present as part of the development is still under construction, however the main pedestrian access to the existing hospital is via Hargrave Road.

2.5 The existing buildings and uses

The site for the proposed Community Hub is currently vacant following the demolition of the old hospital. The site is adjacent to the new hospital as shown in the Architectural Plans shown in Appendix E.

2.6 Existing Infrastructure

The site has adequate services infrastructure which does not require augmentation for this proposal. Many of the sites services have been upgraded as part of the Auburn Hospital redevelopment. All essential infrastructure has significant expansion capacity.

2.7 Site contamination

A number of site assessments and audits have been undertaken on site as shown below in Table 3.

Table 3

Date	Action
May 2006	Preparation of a Heritage Report for the Auburn Hospital complex (Weir & Phillips 2006)
September 2006	Completion of Hazardous Materials Building Survey (DP 2006a)
October 2006	Preparation of Preliminary Contamination Assessment (DP 2006b)
March 2007	Commencement of Site Audit
April 2007	Completion of additional asbestos assessment within buildings (AirSafe 2007)
May 2007	Completion of a radiological survey by ANSTO, targeting the interior of the buildings and the outside grounds area, following review of sampling plan by Site Auditor
April 2009	Completion of Detailed Contamination Assessment (DP 2009a) following review of sampling plan by Site Auditor
May 2009	Completion of Remedial Action Plan (DP 2009b) following review and comment by Site Auditor
June 2009	Preparation of Site Audit Statement and Site Audit Report (JBS 2009)
June 2009	Commencement of remediation and validation works

The Site Audit Report prepared for the site (Area 1B – the former hospital site) by JBS Environmental Pty Ltd is in accordance with the Concept Plan approval for the Auburn Hospital and is attached at Appendix G. This report includes the opinion that:

" *the site assessment and proposed remedial activities are considered to have met the requirements of the Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd Edition) (DEC 2006).*

The soils in parts of the site have been impacted with PAHs and asbestos at levels which require remediation for the proposed landuse. There was no other soil contamination identified as part of the site assessment works which is considered to require remediation or management.

The site can be made suitable for the proposed landuse (i.e., continued hospital use, community health centre which may include a children's day care centre and associated carparking and landscaped areas) based on the successful implementation of the soil remediation and validation works detailed in the Remedial Action Plan prepared for the site [by Douglas Partners, 2009]*".*[5] A final draft copy of the Report on Remediation and Validation Assessment prepared by Douglas Partners in October 2009 is attached at Appendix C. This report clears the site of any contamination and will be signed off by the Auditor in the near future.

2.8 Suitability of the Site

There are no environmental, economic or social constraints to development of the Community Hub in this location.

[5] JBS Environmental Pty Ltd, 2009, Sire Audit Report.

3. The Project

3.1 Introduction

The Auburn Community Hub has been planned for some time but was originally intended to be located closer to the main centre of Auburn. However with the redevelopment of the Auburn Hospital site, it was considered more appropriate to collocate the community services facilities in close proximity to the new hospital. The Community Hub will provide services in a range of ambulatory areas including:

- Diabetes education
- Vascular disease education and monitoring;
- Drug and alcohol counselling,
- Needle exchange;
- Population health;
- Podiatry;
- Mental health; and
- Other outreach services.

3.2 Design Objectives

The design of the Auburn Community Hub was developed in response to a series of objectives both in terms of function and form. These are summarised below.

- The design must support the integrated service model as well as providing a patient centred and safe environment for patients, visitors and staff.
- The design must clearly reflect innovative, functionally efficient and environmentally sustainable design.
- It needs to address access issues for the wide range of patients, staff, students and community members using the facility, including a range of age groups, a highly diversified and unique cultural mix and people with a range of disabilities and impairments.
- The building must maximise daylight and external views to spaces in the facility while maintaining energy efficiency requirements.
- The façade of the building should be articulated to avoid large flat surfaces on the façade.
- The entry should be designed to draw visitors into a welcoming space and the internal design should reflect an open space feel to help lesson the clinical feeling of the facility.
- Glazing must ensure maximum light penetration while allowing for privacy for people in consult rooms.
- The proposed building materials should blend with those of the Auburn Hospital while maintaining a separate identity for the Auburn Community Hub, which reflects a more “office feel” rather than a hospital.
- The building layout should promote easy orientation and way finding and provide a sense of place and to ensure a ‘user friendly’ environment for patients, visitors and staff.
- Safety and security of staff shall be facilitated by minimising the number of entries and exits and providing clear vision lines.
- The facility shall comply with all appropriate regulations, codes of practice and standards, to ensure the safety, comfort and security of all patients, visitors and staff and delivery of best practice health care, including provision for quality control, infection

control, personal security, risk management and achieving operational efficiencies and patient safety. Safe play facilities must be available for children near waiting areas.

- As the Auburn LGA has a highly diverse population with a unique cultural mix, it is essential that the redevelopment proposals acknowledge this diversity and incorporate specific design features to accommodate the cultural and social needs of the population.

3.3 Building Design and Placement

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The Community Hub is proposed to be sited on the south eastern end of the on-grade carpark and against the new courtyard that is currently being constructed as part of the Stage 1A works on site. The carpark is currently designed into two parts, the western end and the eastern end. The western end of the carpark will continue unaffected by the Community Hub. This will ensure that the new hospital will be serviced by a large carpark for use by staff, patients and visitors to the new hospital.

The Community Hub building footprint has been designed to ensure a minimal loss of carparking spaces on the eastern half of the site. It has a floor area of 838 sqm and a GFA of 2514sqm. The overall height of the building is approximately 14 metres at RL 40.455 maximum of feature. A terrace for use by staff is located on level 3 in the north eastern corner.

A structural grid of 8.4 x 7.5 has been designed to maximize structural efficiency and reduce the amount of structural columns. The fire stairs and lifts are structural cores providing lateral support at either end of the structure.

The first floor level has been set at RL 26.550, allowing interconnectivity between the external paved courtyard and the internal spaces of the building. All other floor levels of the community hub match those of the new hospital building. The site has a level difference of approximately 4.0 metres between the main entrances of the Community Hub and the Auburn Hospital. Pedestrian access between the two entrances will be provided by a ramp. The existing ramp connecting the main entrance of the Hospital and the Western carpark will be extended to end immediately adjacent the Community Hub.

A back of house entry will allow for delivery of supplies and for the disposal of waste and recyclables by hospital staff via the Hospital Loading Dock. Waste and recyclables will be stored in the appropriately located Disposal Room from which staff may collect or wheel out the bins for collection.

The Needle and Syringe Vending machine has been located discreetly behind the returned elevational feature ribbon, ensuring it is not visible by the neighbours immediately opposite the hospital. The vending machine will be easily accessible from Hevington Street and the landscaping will be sufficiently spaced to provide an appropriate balance between screening and security requirements. (Refer Drawing A-SK1 in Appendix E)

3.3.3 Materials and Finishes

The façade has been developed to ensure that it is in keeping with the character of the surrounding built environment and the Hospital itself, but clearly having its own character and presence. The major element traversing the northern elevation is the copper coloured ribbon that frames the elevational components of the façade. The Ribbon provides the first floor northern windows with the shading from the summer sun and metamorphoses into framing the entry area and then into becoming the covered awning to the car lay-off.

The curtain wall glazed element works with the ribbon to guide the public to the entry of the building and provide natural light into the vast open circulation and waiting areas of the facility. The mass of natural light permeating into the building's main public area will insinuate good health and wellness into the facility and filter into the connecting corridors servicing the various community health services.

The horizontal nature of the brick and glazed banding borrows from the existing hospital, but has its own DNA with the continuous glazed elements. The horizontal glazed elements are framed with accent brickwork reading as columns. The earthy brickwork is then capped by a lighter coloured and framed façade panel mimicking the main hospital, but juxtaposing itself by way of the white accent panel as opposed to the hospital's red. This reinforces its own identity as a separate facility providing specialist health services. Photographs of the materials and finishes are provided on Drawing A-SK17[B] in Appendix F.

3.3.4 Landscape

The proposed landscape reinforces the existing campus strategy, with Brushbox (*Lophostemon confertus*) trees lining the nature strip in accordance with the Department of Planning conditions of approval. The secondary line of Water Gums (*Tristaniopsis laurina*) frames the eastern boundary and acts as a gateway and screen to the eastern carpark and Community Hub Building. The spacing of 7.5 metres between the Water Gums will be sufficient to provide visual connectivity between the public domain and the site ensuring that security is not compromised.

As per the western carpark, the bituminous hardscape is broken up and softened by Honeylocusts (*Gleditsia* 'Sunburst') and Paperbarks (*Melaleuca quinquenervia*).

The main northern elevation of the Hub is separated from the carpark by a line of hedge planting consisting of Dwarf Bottlebrush (*Callistemon* 'Captain Cook') that will grow to a maximum height of 600mm. This hedge planting will mirror the horizontal elements of the façade and control the pedestrian traffic to the footpath heading towards Hevington Road. The other landscaped component is located west of the car lay-off area to the Community Hub, where Dwarf Bottlebrush is the main hedge planting with a stand of Gymea Lilies (*Doryanthes excelsa*)

providing scale and verticality. Appendix L provides pictorial examples of the selected landscape species.

The courtyard between the Hub and the new Hospital has been previously approved as part of the hospital development. The New Hub will be constructed immediately against the courtyard edge to maximize the available site for the new Community Hub building and to provide the visual connection between the interior spaces of the Hub with the Courtyard.

3.4 Staging and Timing

The proposed Hub will be built in one stage and as soon as approval is given. The ability to use existing contractors on site as part of the existing approved Hospital redevelopment provides a significant financial saving for the project. Construction is programmed to commence in early 2010 subject to receiving Ministers approval this year.

3.5 Traffic management and car parking

A comprehensive traffic and transport study was undertaken as part of the application for the Auburn Hospital Concept Plan and the Project Application for the Hospital. The proposed Hub, while not expressly considered at that time, does not constitute a significant impact on traffic, car parking or transport infrastructure. To assess the potential impacts, Halcrow MWT (previously Masson Wilson Twiney) have undertaken a review of their original assessment of 2006. In the 2006 assessment of the Concept Plan, it was determined that:

- Prior to the redevelopment of the Hospital there was a significant demand for on street parking by Hospital related activities due to a lack of accessible on site parking provisions.
- The redevelopment of the Hospital (at each stage) would significantly improve the on site parking provisions compared to the then existing situation, and hence reduce demand for on street parking.
- The surrounding road network would continue to operate with good levels of service and spare capacity with the redevelopment of the Hospital site.
- The Hospital is serviced by both rail and bus services.
- Surveys of staff travel behaviour indicated a high proportion of staff driver to the site (50%). However approximately 43% of staff arrived as a passenger in a car indicating good potential for car share arrangements.

In the interest of further promoting the use of public transport, the Department of Planning (DOP) included a modification in the Concept Plan Approval limiting car spaces on site to 358, including spaces for people with a disability.

The Halcrow study states that the hub will not impact adversely on the surrounding traffic flows it recommends a range of demand management measures which are further discussed in Section 4.

A copy of the Halcrow MWT review is attached at Appendix H.

3.6 Engineering and Services

3.6.1 Stormwater

Stormwater will be implemented in accordance with the Drainage Layout and Onsite Detention Plan (Drawing C-9630) in Appendix D. This is consistent with Councils OSD requirements.

3.6.2 Sewer

An existing sewer services the site and the new Community Hub will be connected with the Sydney Water sewer on the corner of Hevington and Norval Street. This sewer has sufficient capacity.

3.6.3 Water

Sydney Water has advised that there is sufficient water available and services will be connected through the existing Auburn Hospital service.

3.6.4 Gas

Gas will be supplied via the existing Auburn Hospital service.

3.6.5 Water and Energy Conservation Measures

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation. While the mechanical and electrical designs have yet to be finalised, some of the components of these that will contribute to the Green Star Standard are listed in Section 4.4.5.

In respect to water conservation, the intention is to connect to the in ground rain water harvesting tank on the new Auburn Hospital and to use this water for irrigation and landscape maintenance. All facilities within the building will be AAA rated and all toilets will be dual flush. Water metres will be installed on the project to monitor water use with the intention reduce usage of potable water as time goes on.

3.6.6 Electrical Services

The electrical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.6.7 Mechanical services

The mechanical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.7 Compliance with the Approved Concept Plan

While the approved Concept Plan did not envisage the Community Hub to be located within the grounds of the Auburn Hospital complex, the proposal is consistent with the principles of the Concept Plan approval. An amendment to the approved Concept Plan has been approved to allow for the Community Hub to be located as proposed by this application.

Car parking, amenity and other aspects of the proposal are not inconsistent with the overall Concept plan approval.

4. Environmental Assessment

4.1 Objectives of the Environmental Planning and Assessment Act 1979

The objects of the *Environmental Planning and Assessment Act 1979* (EP&A Act) are:

(a) to encourage:
  (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
  (ii) the promotion and co-ordination of the orderly and economic use and development of land,
  (iii) the protection, provision and co-ordination of communication and utility services,
  (iv) the provision of land for public purposes,
  (v) the provision and co-ordination of community services and facilities, and
  (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
  (vii) ecologically sustainable development, and
  (viii) the provision and maintenance of affordable housing, and

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

The proposed Community Hub is consistent with the objectives of the EP&A Act as they apply to the proposal. Specifically, the proposal ensures the proper management of resources, by providing a state of the art community hub facility in a location which maximises the access opportunities for the community and the collocation benefits of being close to the acute hospital. The proposal promotes the orderly use of the land through this co-location and sharing of resources and provides the land for public purposes. The proposal coordinates community facilities in a single "hub" to minimise fragmentation of services infrastructure.

The Community Hub is consistent with the sharing of responsibilities between various levels of government by providing accommodation for community and outreach functions. The Concept Plan process that has been undertaken for the Auburn Hospital redevelopment provided opportunities for the community to be involved in the planning for this significant health facility. Additional consultation has been undertaken and is outlined in Section 5.

4.2 Relevant Environmental Planning Instruments and Guidelines

4.2.1 State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 aims to provide a State wide planning approach to the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. The SEPP achieves this by specifying when consent is required, and when it is not required, for a remediation work, and by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements.

When a development application is lodged with a consent authority the consent authority is not able to grant consent unless it has considered:

(a) whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The Contamination and Site Audit Report attached at Appendices C and G respectively comply with the provisions of the *Contaminated Land Management Act 1997* and SEPP 55 and establishes the ability of the site to be free of contamination and fit for purpose following implementation of the Remediation Action Plan (RAP) which has now been completed and signed off in draft – refer Appendix C.

4.2.2 State Environmental Planning Policy (Major Development) 2005

Schedule 1 of the Major Development SEPP sets out the classes of development that qualify as Major Development, specifically Group 7 Clause 18 It states that:

(1) Development that has a capital investment value of more than $15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:

(a) day surgery, day procedures or health consulting rooms, or
(b) accommodation for nurses or other health care workers, or
(c) accommodation for persons receiving health care or for their visitors, or
(d) shops or refreshment rooms, or
(e) transport of patients, including helipads and ambulance facilities, or
(f) educational purposes, or
(g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or
(h) any other health-related use.

(2) For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.

On that basis and the previous opinion provided under Clause 6, the project is considered one to which the Major Development SEPP applies. This application has been prepared according to the provisions of Part 3A of the EP&A Act, the Major Projects SEPP and the site specific Director General's Environmental Assessment Requirements dated 5th November 2009.

4.2.3 State Environmental Planning Policy (Infrastructure) 2007

This Policy commenced on 1st January 2008 and repealed SEPP 8 and others relating to significant infrastructure provision.

However as the proposed development in this case is declared to be a development to which Part 3A applies, Clause 8 of the Infrastructure SEPP places it in a subordinate position to the Major Development SEPP and therefore the provisions of the Infrastructure SEPP do not apply to this proposal.

4.2.4 NSW State Plan 2009

The NSW State Plan is the NSW Government's long term plan to deliver services to the people of NSW. It sets priorities for Government action, based on input from communities across NSW for the future of NSW. The Plan addresses Government services and direction across ten (10) key areas:

1. Better Government
2. Supporting Businesses and Jobs
3. Better Transport
4. Clever State
5. Healthy Communities
6. Green State
7. Urban Environment and Lifestyle
8. Strengthening Communities
9. Keeping People Safe
10. Delivering for Priority Groups

This project falls largely within the "Healthy Communities" area and meets several of the Government priorities in this respect. The key target areas of the State Plan for healthy communities are:

- Improve and maintain access to quality healthcare in the face of increasing demand
- Improve survival rates and quality of life for people with potentially fatal or chronic illness
- Improve health in the community
- Reduce potentially preventable hospital admissions
- Improve outcomes in mental health

The Community Hub project will deliver on those priorities through provision of the following services and programs:

- Diabetes education
- Vascular disease education and monitoring
- Drug and alcohol counselling and education, including the needle exchange
- Population health services.
- Mental health programs, including enhanced early intervention and support services for young people.

On that basis, the Community Hub is considered to be consistent with the relevant priorities and targets of the NSW State Plan 2009.

4.2.5 Sydney Metropolitan Strategy

The Sydney Metropolitan Strategy "City of Cities" was released in December 2005 and provided a "Plan for Sydney's Future". It has five (5) key aims to achieve the vision for Sydney in 2031. These are:

1. Enhance liveability
2. Strengthen economic competitiveness
3 Ensure fairness
4 Protect the environment
5 Improve governance

In order to implement these aims, a series of Subregional Strategies have been developed to provide area specific objectives and an implementation methodology for their achievement. The Subregional Strategy that deals with the Auburn Hospital site is the draft West Central Subregional Strategy.

4.2.6 Draft West Central Subregional Strategy

The draft West Central Subregional Strategy aimed to guide land-use planning until 2031 in the Auburn, Bankstown, Fairfield, Holroyd and Parramatta local government areas. Key directions in the Strategy include:

- Retaining and protecting strategic employment lands to help provide jobs closer to home
- Strengthening Parramatta as one Sydney's main city centres
- Planning for a broader range of roles for Sydney Olympic Park
- Supporting the continuing development of the Westmead Specialised Centre
- Promoting Bankstown as a Major Centre
- Improving connections between centres and access to regional open space

The strategy recognises the continuing role of Auburn Hospital in the future planning for the subregion and looks to improve the services and accessibility to health care. This is consistent with the objectives for Health Services in the 2008-2009 NSW State Infrastructure Strategy which is the umbrella that drives the various NSW Government strategic plans.

This proposal is considered to be consistent with both the Metropolitan Strategy and the draft Subregional Strategy.

4.2.7 Auburn Local Environmental Plan 2000

The site is zoned Residential 2b and the proposed development is permissible with Consent in terms of Clause 12 of the Auburn Local Environmental Plan 2000 (ALEP).

Clause 14 provides restrictions on development in residential zones It provides that consent may only be granted for development on land within the 2(b) zone if, in the opinion of the consent authority, it is compatible with the existing and likely future character and amenity of nearby properties in terms of:

(a) its scale, bulk, height, siting and landscaping, and
(b) its operation, and
(c) traffic generation and car parking, and

(d) noise, dust, light and odour nuisance, and
(e) privacy, and
(f) stormwater drainage, and
(g) hours of operation, and
(h) overshadowing.

These issues have been considered in the application and based on this assessment and the attached drawings in Appendix E the proposal is considered to be consistent with the existing and future character of the area.

Clause 43 of ALEP deals with development in the vicinity of heritage items or heritage groups and requires the consent authority to take into account the likely effect the proposed development will have on the heritage significance of the heritage item or heritage group before granting consent to development on land in the vicinity of a heritage item or heritage group.

An Archaeological Impact Assessment and Mitigation Strategy was prepared by Cosmos Archaeology Pty Ltd in March 2007 and an Interpretation Strategy for the Auburn Hospital Site prepared by Graham Brooks and Associates in May 2007. Both these reports are attached in Appendices I and J respectively. The finding of these reports indicate that the area in which the Community Hub will be located may contain some material of archaeological or historical value – depending on the depth of excavation required. Archaeological monitoring in Area 1b was recommended by Cosmos Archaeology and this has now been completed. Nothing of significance was found during this process and a summary of the monitoring is attached at Appendix K

Clause 48 of ALEP prevents the consent authority from consenting to development in Zone No 2 (a), 2 (b), 2 (c), 3 (a), 3 (b), 4 (a), 4 (b), 4 (c) or 4 (d) if it considers that the development will prevent the surrounding lots from being developed in accordance with the ALEP.

The proposed Community Hub will not prevent any surrounding lots from achieving their development potential under the ALEP.

Clause 51 deals with contaminated land and requires development consent and consideration of the *Contaminated Land Management Act 1997* and State Environmental Planning Policy No 55-Remediation of Land. A discussion on compliance with these requirements is above in Section 4.1.1.

4.2.8 Auburn Section 94 Development Contributions Plan, 2007

Auburn Councils Section 94 Plan contains a policy on development by the Crown. It states:

> *Excepting compliance with any direction issued from time to time, Council holds the view that development by the Crown should be subject to development contributions in the same manner as development by a private developer, and will, where appropriate, seek the Minister's written approval and consent before imposing conditions on Crown development requiring development contributions. This does not preclude Crown development from arguing a case for merit exemption in the same manner as a private developer*.

The s94 Plan however does not require any contributions for hospital related development or that of community health facilities.

4.2.9 Auburn DCPs 2000

The Auburn DCPs are a series of policies which apply to various types of development and/or development in various locations. The **general objectives** of the plans are:

(a) To identify the criteria and process for assessing applications, and to outline the responsibilities of both Council and applicants.

(b) To outline the broad strategic planning intentions for Auburn, and to provide detailed development controls to ensure that future development is consistent with this vision.

(c) To specify criteria relevant in determining what is exempt and complying development.

(d) To comprehensively outline all criteria which would be relevant to the broad types of development, covering issues including urban character, landscaping, transport, traffic and access, car parking, advertising signs, ecologically sustainable development, waste management and pollution control.

(e) To specify criteria to be applied in the assessment of development in residential areas, and

(a) to ensure that such development is consistent with the existing and planned character of individual localities.

(f) To provide controls for development within the business and industrial areas of Auburn to ensure that development is consistent with the planned urban form and character of the commercial centres.

(g) To provide detailed planning controls for specific types of development such as child-care centres and brothels.

(h) To specify the minimum standard of information to be submitted with any development application.

While most of the criteria contained within the DCPs do not apply to a Community Hub development, the general provisions have been considered as relevant issues. The **Car Parking and Loading DCP** provides general principles for the provision of parking and loading facilities as well as specific standards for layout and design. These have been considered in previous applications on the site and generally comply with the DCP requirements.

The **Stormwater Drainage DCP** applies to all development within Auburn and has the following objectives:

- to preserve and protect the amenity and property of existing residents, property owners and the community.
- to ensure the safety of residents and the community.
- to meet reasonable expectations and statutory requirements for the development of properties.
- to protect the physical environment and receiving waters of catchments.

The DCP contains performance criteria and development standards that apply to development. The proposal complies with these criteria.

Other aspects of the DCPs apply specifically to construction activities and are addressed, where relevant, in the draft Statements of Commitment in Chapter 6.

4.3 Amenity Impacts

The Community Hub proposal is located within the Auburn Hospital site. While the original Concept Plan did not envisage this location, the current proposal provides a superior resolution for the delivery of community services.

The proposal does not have any adverse impacts on neighbours, traffic (see below) or the general amenity of the area – including the hospital environment. The proposed location of the needle/syringe vending machine and sharps disposal facility has been thoughtfully located to respect the anonymity and safety of users of the facility as well as safety and security of the rest of the community. This service has been available in Auburn since the early 1990s without detrimental impact and protocols are in place to ensure appropriate levels of security – including the patrols of security guards.

4.4 Transport and Accessibility Impacts

As part of the Stage 1 development of the Auburn Hospital site an at grade car parking facility is provided on the northern portion of the site. The car park which was planned to provide a total of 217 parking spaces is accessed via three separate driveways to Hargrave Road, Norval Street and Hevington Road. Additional parking is provided on the site in dispersed locations providing a total on site parking provision of 228 spaces.

The proposed Community Hub building would be located within the at grade car park immediately adjacent to the Auburn Hospital Building and would result in the loss of 44 spaces during Stage 1 from within the main car parking area in the northern portion of the site. The vehicle and pedestrian access to the site would remain unchanged from that approved. The total proposed parking provision for Stage 1 following construction of the Community Hub building would be 184 parking spaces.

While this is a reduction of parking provision for Stage 1, the provision of 184 spaces complies with Condition B11 of the consent and is consistent with the transport objectives established by the DoP (and Ministry of Transport) to encourage increased public transport usage via decreased parking provisions.

Not withstanding the above, that the following measures will be introduced to further encourage non - car driver modes of transport and / or more sustainable car usage:

1. Small Car Spaces

- Increased provision of small car spaces within the car park to encourage use of more fuel efficient vehicles.
- Small car space provision is associated with Green Star ratings.
- Up to 25% of spaces could be allocated and designed as small car spaces.

2. Bicycle Parking Facilities

- Bicycle users accessing the Community Hub will be able to access the shower and locker facilities within the Hospital.
- Additional bicycle parking / storage facilities will be provided within the car park.

3. Motorcycle Parking Spaces

- With the provision of small car parking spaces, additional area will be available within the car park. This area could be allocated and designed for motorcycle parking.

4. Car Sharing

- The staff travel survey undertaken as part of the Concept Plan identified a significant proportion of staff travel as car passengers. This generates potential for car share use.
- Initially up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.
- Car sharing could be operated either as part of a travel management plan for the Hospital/Community Hub or potentially by a commercial operator

5. TravelSmart Incentive Program

- As identified during the Concept Plan assessment process, the implementation of a TravelSmart program would be a valuable management tool to encourage increased awareness of public transport options for staff and visitors (and residents during Stage 2).
- A TravelSmart program should be a holistic plan which incorporates the Hospital and the Community Hub.

Overall it is considered that the above measures, combined with the Ministry of Transport's improvements to the Integrated Network Plan for Bus Contract Region 13, will facilitate improved access to and greater encouragement to use non private vehicle (as driver) modes of transport.

Traffic Implications

The Concept Plan traffic assessment determined that the surrounding road network could adequately accommodate the traffic generation of the Concept Plan development. The existing road network was determined to operate satisfactorily with good levels of service (LoS A) and significant spare capacity.

Observations indicate that the road network is operating satisfactorily with the Stage 1 Auburn Hospital development. The construction of the proposed Community Hub with the reduction in on site parking is not anticipated to change the existing traffic generation or network operating conditions.

As identified above, the Stage 1 car park access arrangements would remain unchanged by the Community Hub development proposal. As such there would be no change to the interaction between the external and internal road networks.

Public Transport

The proposed Community Hub development would not change access to existing public transport services (ie. bus stop access).

Pedestrian and Cycling

The proposed Community Hub development would not change the proposed pedestrian access arrangements for the Stage 1 works and therefore is consistent with the current approval. The provision of cycle parking and end of trip facilities is consistent with the *Planning Guidelines for Walking and Cycling.*

Service Vehicle Arrangements
It is proposed to provide a dedicated loading bay on the southern side of the Community Hub building. Access to the loading bay would be via the Hospital's service vehicle access driveway and thus be separated from staff / visitor car access and thus reduce potential car / service vehicle conflicts.

Summary
In summary it is considered that the proposed Commuity Hub development and the associated car parking arrangements are considered to be consistent with the DoP approval for the Stage 1 and Concept Plan developments of the Auburn Hospital site.

With the implementation of the suggested traffic management measures, it is considered that increased use of non private vehicle modes of transport can be achieved and offset the reduction in total Stage 1 on site parking provision.

4.5 Ecologically sustainable development

The Project has been assessed against the following four principles of ecologically sustainable development listed in the *Protection of the Environment Administration Act 1991:*

- the precautionary principle
- the principle of social inter-generational equity
- the principle of biological diversity and maintained ecological integrity
- the principle of improved valuation and pricing of environmental resources.

4.5.1 Precautionary principle

The precautionary principle states that:

if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:

(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(ii an assessment of the risk-weighted consequences of various options.

In the design of this proposal, key issues have been taken into consideration to ensure that serious or irreversible damage does not occur as a result of these works. This has included a thorough review of hazardous materials and contamination and the implementation of remediation measures to avoid risk. The selection of materials and construction methods has also been included in this assessment.

On that basis the proposal meets the requirements of the Precautionary Principle.

4.5.2 Principle of inter-generational equity

The principle of inter-generational equity states that:

the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations….

The site is within a highly urbanised environment. The operation of the proposal would not result in any impacts that are likely to impact on the health, diversity or productivity of the environment for future generations.

The greatest life-time energy impact of a building is its operational energy consumption. A number of features have been included in the design to reduce the environmental footprint of the proposal to maintain the environment for future generations, including the use of Green Star to achieve a high level of energy efficiency for the project.

The proposal is therefore considered to be consistent with the principle of inter-generational equity.

4.5.3 Principle of biological diversity and ecological integrity

The principle of biological diversity and ecological integrity states that:

> '*Conservation of biological diversity and ecological integrity should be a fundamental consideration.*'

On the basis that the proposal is the redevelopment of the existing site, it is concluded that impacts upon the ecological integrity will be negligible.

The proposal therefore considers the principle of biological diversity and ecological integrity.

4.5.4 Improved valuation of environmental resources

The principle of improved valuation of environmental resources states that:

> *environmental factors should be included in the valuation of assets and services, such as:*
> *(ii) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
> *(iii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
> *(iv) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.*

The proposal has been designed to minimise adverse impacts on the environment by:

- siting infrastructure at locations that have been disturbed by previous land uses, and
- putting in place specific design measures to lesson the environmental impact on the area.

Although these measures did increase the costs associated with construction and in some cases the operation of the proposal, it has resulted in a higher quality environmental outcome which significantly reduces the buildings impact. This indicates that environmental resources

have been assigned a significant value and this has been taken into consideration during the concept design stage.

The proposal therefore appropriately values environmental resources.

4.5.5 Environmental design

The Auburn Community Hub will include a high standard of environmental design. The project team is targeting a 4 Star Green Star Office Design v3, which would equate it to the top 25% of building projects in terms of sustainable design. A key part of this Green Star strategy is a focus on energy efficiency. Though the project has not achieved a final internal (electrical and mechanical) design, we anticipate that the initiatives included in the Green Star strategy will assist the project in performing well. Energy efficiency initiatives that are scoped for inclusion in the project include:

- High standard of passive design, including;
  - Low emissivity (low-E) double glazing
  - Insulation
  - Shading
- VAV air conditioning system with:
  - Perimeter and central zoning
  - High efficiency chiller
  - Variable Speed Drives
  - Outside air economy cycle
  - Supply air temperature reset
  - CO^2 sensors
- Lighting system with;
  - AESY84440A.0.0.MCP91105 - Energy Strategy.doc 2 Form Revision: J 01/07
  - 2 W/m²/100 Lux design target
  - Individually switch controls for each room
  - Lighting zones no larger than 100m²

4.6 Noise and Vibration Impacts

There will be no significant noise or vibration impacts above the construction noise expected. There are no driven piles or rock hammering proposed as part of this application. Any impacts from noise and vibration will be managed in accordance with a Construction Environmental Management Plan – refer Statements of Commitment.

4.7 Crime Prevention Through Environmental Design

Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'

- removing conditions that create confusion about required norms of behaviour.

In order to achieve these outcomes, there are four (4) principles used to assess projects to ensure the opportunity for crime is minimised. These are surveillance, access control, territorial reinforcement and space management. In terms of the Community Hub project, these issues are dealt with as follows.

4.7.1 Surveillance

The design of the building allows a clear open frontage which is easily seen from the car park and the street. The Terrace on the upper levels provides opportunities for overlooking onto the street providing passive surveillance. Closed Circuit TV cameras will also be installed in the car park at the boom gates and around the building.

The entry and car park will be well lit with an appropriate level of lighting to ensure safety of users and to minimise light intrusion into properties across the road. The landscaping of the facility and the car park has been selected to maximise clear sight lines and visual connectivity without compromising security. Species have been selected to ensure clear trunks and appropriate spacing has been allowed between trees to fulfil this objective.

4.7.2 Access control

The facility will have security access at the entry and a clear open lobby area. Closed Circuit TV and security personnel are employed to patrol the area of both the Community Hub and the Hospital. Again landscape is used here to identify the entry and to provide an area for people to gather without causing a security risk. The use if Gymea Lillies provides a sense of enclosure to the entry foyer while maintaining clear visual contract with the surrounding area.

4.7.3 Territorial reinforcement

The community nature of the facility and the maintenance of the area and landscape will significantly contribute to the reinforcement of the place as a public place and one that is safe.

4.7.4 Space management

As mentioned above, the Community Hub will be well maintained through the SWAHS existing maintenance program which includes removal of graffiti and rubbish and regular clearing of the exterior of the buildings. This creates the sense of a well respected facility that is cared for by both the staff and the users of the facility.

5. Consultation

There has been considerable consultation with the major agencies and Auburn City Council since the inception of the redevelopment of the hospital and the Concept Plan for the sites in 2006. This includes addressing a number of issues raised following the exhibition of those plans.

In addition to this, the Sydney West Area Health Service (SWAHS) has provided information about the Community Hub and the services and facilities to be provided by the Hub to the following:

- Auburn Council's General Manager
- The Local Member for Auburn, The Hon. Barbara Perry
- The Flemington Local Command of the Police Service
- Hospital Staff

This consultation is part of an ongoing communication strategy between the SWAHS and their local communities. A specific communication framework is being developed by the SWAHS to provide ongoing information about the project as it progresses. This will be based on the strategy used for the Auburn Hospital project.

We believe this level of consultation, combined with the public exhibition of this application to be adequate and appropriate for this project.

6. Draft Statement of Commitments

6.1 General Commitments

G1 Health Infrastructure, Brookfield Multiplex and its partners are committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act 1979*. The construction and operation of the Community Hub facility will be undertaken in accordance with Best Practice environmental management policies in place at the relevant time through the sites development.

G2 The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

G3 The development will comply with the Building Code of Australia 2008.

G4 The proponent will continue to liaise with the local community through Auburn City Council during the development process.

G5 The new building will be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to the Department that structural works are in accordance with the approved project application.

G6 A separate application will be made to Auburn City Council for approval under Section 68 of the *Local Government Act, 1993*, for the erection of hoardings or scaffolding in a public place, if required.

G7 The development and its uses will be in accordance with the approved Project Application as described in this Environmental Assessment.

6.2 Prior to Commencement of Works

P1 Detailed construction design details will be submitted to the Director prior to the commencement of construction works.

P2 All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and Australian Standard AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

P3 Prior to commencement of works, a Construction Environmental Management Plan (CEMP) will be prepared. This plan will include procedures for the following:

- Contact details of the site manager;
- Air quality/dust control;
- Noise and Vibration Management;
- Waste management;
- Community access and safety;
- Site specific soil erosion and sediment control;
- Traffic and pedestrian management;

- Storage and handling of materials;
- Environmental training and awareness;
- Contact and complaints handling procedures;
- Emergency preparedness and response;
- Site induction, OHS&R management and training;
- Services disruption planning and management;
- Site contamination review and remediation, hazardous materials and contamination management.

P4 Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's and Sydney Water's requirements prior to the commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

P5 A Traffic and Pedestrian Management Plan will be prepared that will identify:

- The number and location of car parking spaces required by construction workers,
- Ingress and egress of vehicles to the site,
- Loading and unloading, including construction zones,
- Predicted traffic volumes, types and routes, and
- Pedestrian and traffic management methods.

P6 A sign will be erected in a prominent position on the site prior to the commencement of works in indicating the nature of the project and the Project Director and contractor contacts details.

P7 All electrical and mechanical services plans will be submitted to the Department for information prior to construction.

6.3 During Construction

D1 Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).

D2 Erosion and Sediment Control will be implemented in accordance with the Erosion and Sedimentation Plan which will be submitted to DoP prior to construction and these measures will be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.

D3 Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood, hospital and other workers during construction. These will include:

- Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions,
- Earthworks and scheduling activities will be managed to minimise the amount of time the site is left cut or exposed,

- All materials will be stored or stockpiled at the best locations,
- The surface will be dampened slightly to prevent dust from becoming airborne, without creating runoff,
- All vehicles carrying spoil or rubble to or from the site will be covered to prevent the escape of dust or other material,
- All equipment wheels will be washed or other action taken to avoid soil leaving site before exiting the site,
- Gates will be closed between vehicle movements and will be fitted with shade cloth, and
- Cleaning of footpaths and roadways will be carried out as required.

These will also be documented in the CEMP.

D4 The hours of construction, including the delivery of materials to and from the site, will be:
7:00am and 6:00pm, Mondays to Fridays inclusive;
7:00am and 1:00pm, Saturdays;
No work on Sundays and public holidays.

Works will only be undertaken outside these hours where:

- The delivery of materials is required outside these hours by the Police or other authorities;
- It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm;
- The work is approved through the Construction Environmental Management Plan; and
- Residents and others likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

D5 Rock breaking, rock hammering, sheet piling, pile driving and any similar activity will only occur between the hours below unless otherwise approved in the Construction Environmental Management Plan committed to above:

D6 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

D7 All waste disposal will occur in accordance with the *Protection of Environment Operations Act* and Regulations and EPA Environmental Guideline: Assessment, Classification and Management of Liquid and Non-liquid Wastes (1995).

All wastes generated by the project shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials.

D8 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.

D9 Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.

D10 The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:
- AS 1428 Part 1.
- The Building Code of Australia.

D11 Access and Safety protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the site to ensure the safety of work personnel and visitors.

D12 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.

D13 In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of Environment and Climate Change will be informed in accordance with Section 91 of the *National Parks and Wildlife Act 1974*.

D14 The requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development will be complied with.

D15 All buildings will be ventilated in accordance with relevant codes.

D16 All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

6.4 Prior to Occupation or Commencement of Use

O1 A Fire Safety Certificate will be provided to the Department for all the Essential Fire or Other Safety Measures forming part of application.

O2 Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation will be submitted to the Department and Council for information purposes only.

O3 Up to 25% of spaces will be allocated and designed as small car spaces.

O4 Bicycle parking facilities will be provided within the car park.

O5 Additional area available within the car park as a result of small car spaces will be allocated and designed for motorcycle parking.

O6 Up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.

O7 A travel management plan will be implemented for the Hospital/Community Hub.

O8 A TravelSmart program will be implemented to encourage increased awareness of public transport options for staff and visitors

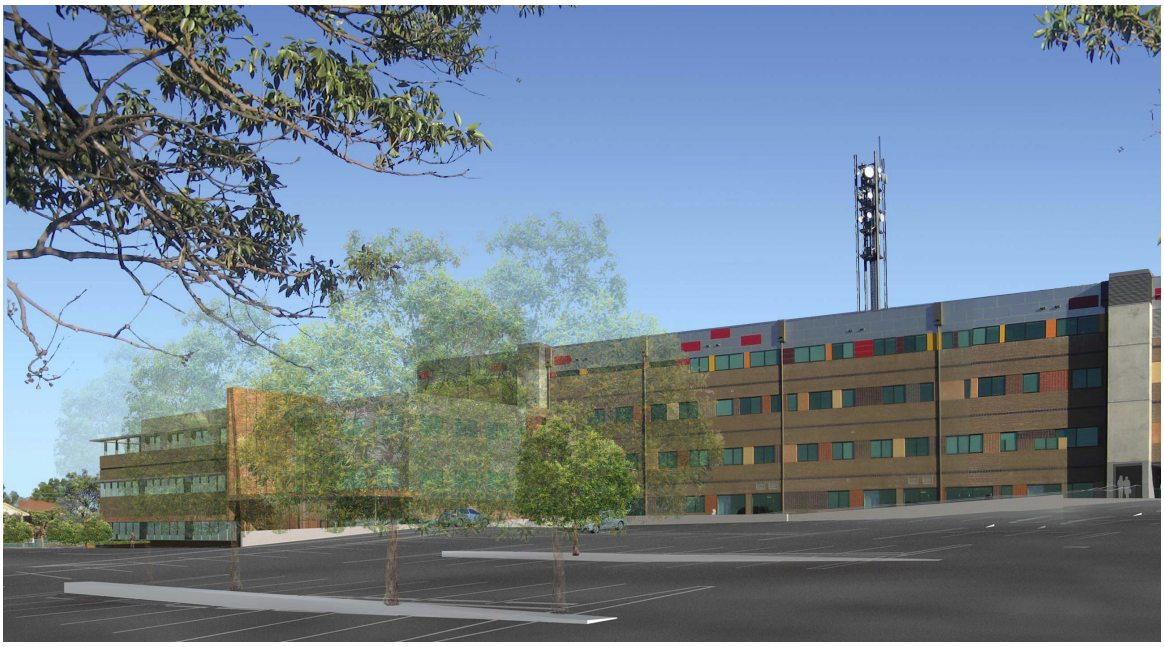
7. Conclusion

The development of the Auburn Community Hub adjacent to the new Auburn Hospital is consistent with the clinical design objectives for the project as well as the objectives of the EP&A Act.

It is considered that short tem – predominantly construction based impacts that can be easily mitigated through measures outlined in the Statements of Commitment. On that basis, the project provides significant public benefit, a significant investment in health infrastructure in Auburn and has very few significant impacts.

The Project meets the objectives of the NSW State Plan 2009 and the Metropolitan Strategy for delivery of Community Health Services close to the populations that need them and to increase jobs closer to home. The Project is therefore justified on any grounds and is recommended for approval.

Auburn Community Hub



Environmental Assessment for Project Application MP09_0173

November 2009

Prepared for:
Health Infrastructure

By:

UPO Pty Ltd
PO Box 787
Matraville NSW 2036

Auburn Community Hub
Environmental Assessment Report

Contents

Executive Summary **1**
1. Introduction **2**
1.1 Background 2
1.2 Aims and Objectives 3
1.3 The Project Team 4
1.4 Compliance with Director Generals Requirements 4
1.5 Statement of Validity 9

2. Site Analysis **10**
2.1 Context 10
2.2 Site Description 11
2.3 Site Analysis 11
2.3.1 Zoning and Ownership 11
2.3.2 Urban Character and Streetscape 11
2.3.3 Easements and restrictions 13
2.3.4 Geology and soils 13
2.3.5 Hydrology 13
2.3.6 Hydrogeology 13
2.4 Existing transport and pedestrian environment 14
2.5 The existing buildings and uses 14
2.6 Existing Infrastructure 14
2.7 Site contamination 14
2.8 Suitability of the Site 15

3. The Project **16**
3.1 Introduction 16
3.2 Design Objectives 16
3.3 Building Design and Placement 17
3.3.3 Materials and Finishes 18
3.3.4 Landscape 18
3.4 Staging and Timing 19
3.5 Traffic management and car parking 19
3.6 Engineering and Services 20
3.6.1 Stormwater 20
3.6.2 Sewer 20
3.6.3 Water 20
3.6.4 Gas 20
3.6.5 Water and Energy Conservation Measures 20
3.6.6 Electrical Services 20
3.6.7 Mechanical services 20
3.7 Compliance with the Approved Concept Plan 20

4. Environmental Assessment 21
4.1 Objectives of the Environmental Planning and Assessment Act 1979 21
4.2 Relevant Environmental Planning Instruments and Guidelines 22
4.2.1 State Environmental Planning Policy No 55 – Remediation of Land 22
4.2.2 State Environmental Planning Policy (Major Development) 2005 22
4.2.3 State Environmental Planning Policy (Infrastructure) 2007 23
4.2.4 NSW State Plan 2009 23
4.2.5 Sydney Metropolitan Strategy 24
4.2.6 Draft West Central Subregional Strategy 24
4.2.7 Auburn Local Environmental Plan 2000 24
4.2.8 Auburn Section 94 Development Contributions Plan, 2007 25
4.2.9 Auburn DCPs 2000 26
4.3 Amenity Impacts 27
4.4 Transport and Accessibility Impacts 27
4.5 Ecologically sustainable development 29
4.5.1 Precautionary principle 29
4.5.2 Principle of inter-generational equity 29
4.5.3 Principle of biological diversity and ecological integrity 30
4.5.4 Improved valuation of environmental resources 30
4.5.5 Environmental design 31
4.6 Noise and Vibration Impacts 31
4.7 Crime Prevention Through Environmental Design 31
4.7.1 Surveillance 32
4.7.2 Access control 32
4.7.3 Territorial reinforcement 32
4.7.4 Space management 32

5. Consultation 33

6. Draft Statement of Commitments 34
6.1 General Commitments 34
6.2 Prior to Commencement of Works 34
6.3 During Construction 35
6.4 Prior to Occupation or Commencement of Use 37

7. Conclusion 39

List of Appendices

A Director-Generals Requirements
B Site Analysis Drawing
C Report on Remediation and Validation Assessment, Oct 2009.
D On Site Detention
E Architectural Plans
F Materials and Montages
G Site Audit Report
H Traffic and Parking Assessment
I Archaeological Impact Assessment
J Interpretation Strategy
K Results of Archaeological Monitoring
L Pictures of Selected Landscape Species
M Survey
N Quantity Surveyor Statement
O Letter from SWAHS

Executive Summary

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital but separate to the acute hospital. The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to permit future expansion of the Community Hub to the west;
- to provide a facility that needs to attract and retain staff; and
- to deliver value for money to the State.

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation and is consistent with the principles of ESD and all relevant planning controls.

The assessment concludes that the site is suitable for the proposal and that the implementation of the development of the Auburn Community Hub is consistent with the public interest.

Accordingly, we seek the Ministers favourable consideration of this application.

1. Introduction

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

The purpose of the report is to outline the key aspects of the proposed redevelopment and to provide an assessment of the proposal in terms of the DGEARs. Table 1 in Section 1.4 shows where in the report each of the DGEARs has been addressed. A copy of the DGEARS is attached in **Appendix A**.

This Environmental Assessment report is structured as follows:

1. Introduction	This section provides an overview of the project and relevant background.
2. Site Analysis	This section provides details of the existing site and the proposed redevelopment context.
3. The Project	This section provides an overview of the proposal and its key elements.
4. Environmental Assessment	This section responds to the Director General's Requirements in terms of the key issues raised and the plans and documents required
5. Consultation	This section describes the consultation undertaken as part of this project.
6. Draft Statement of Commitments	This section contains a Draft Statement of Commitments.
7. Conclusion	This summarises the key issues and provides a recommendation to approve the Project as outlined within the report.

1.1 Background

On 28 April, 2006, the Director General of the Department of Planning, as the Minister's delegate, formed the opinion that the Auburn Hospital redevelopment is a major project under the terms of the State Environmental Planning Policy - Major Projects. A Concept Plan for the site was determined for the site in August 2007 which approved the following:

- Land use distribution;

- Pattern of buildings, including footprint and height;
- A car parking and access strategy;
- Landscape strategy; and
- Development controls for the various sites.

Concurrently, a Project Application to construct the new Auburn Hospital was approved which allowed for:

- The development of substantial new 'state of the art' hospital facilities on the southern portion of the site.
- Creation of a temporary car park on the Arthur Stone site.
- Relocating of the existing services into the new facility.
- Demolition of the existing main hospital building.
- Creation of a temporary on grade car parking areas.

Subsequent applications were made and approved under Section 75W to make minor amendments to the hospital design. The new hospital is now complete and operational.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital site, but separate to the hospital. The location, selected for clinical reasons is within an area, previously identified for car parking and the future development of a residential building of up to nine (9) storeys.

As this was not originally conceived in the Concept Plan a separate application has been submitted under Section 75W to permit the Community Hub in Development Zone 3. This application has been approved by the Department of Planning, which allows this application to be lodged for the development of a new Community Hub building.

1.2 Aims and Objectives

The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to provide a facility that attracts and retains staff; and
- to deliver value for money to the State.

1.3 The Project Team

The team for this redevelopment project is:

Company	Role
Health Infrastructure	Client
Capital Insight	Project Director
Brookfield Multiplex	Design and Construction Contractor
Silver Thomas Hanley	Architect
Van der Meer Consulting	Structural & Civil Engineering
Lincolne Scott	Services Engineering
Advanced Environmental	Environmental Engineering
Acoustic Logic	Acoustic and Vibration engineering and
Philip Chun	BCA & DDA Compliance
Warrington Fire	Fire Engineering
GDK	Hydraulic Engineering
Halcrow MWT	Traffic and Transport
Urban Planning Outcomes	Statutory Planning

1.4 Compliance with Director Generals Requirements

Table 1 following outlines how the Project Application addresses the Director General's Environmental Assessment Requirements.

Table 1 Compliance

Requirement	Location
Key Issues	
1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: - Objects of the EP&A Act; - SEPP (Major Development) 2005; - SEPP (Infrastructure) 2007; - SEPP 55 - Remediation of Land; - NSW State Plan - Sydney Metropolitan Strategy and draft West Central Subregional Strategy; and ▪ Consideration of applicable Auburn City Council Instruments and policies; ▪ Address the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines (including the relevant Auburn City Council DCP/s) and justification for any non-compliance.	Section 4

2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality and detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the buildings achieve optimal design and amenity outcomes. The Project Application shall include detailed architectural plans.	Section 3 and Appendix E
3. Urban Design/Public Domain ▪ The EA shall address the design quality of buildings with specific consideration of the façade, massing, setbacks, articulation, materials/finishes & colours palette. ▪ The EA shall also address landscaping, safety by design and public domain, including an assessment against the Crime Prevention Through Environmental Design Principles. The EA shall provide the following documents: ▪ View analysis to and from the site from key vantage points; and ▪ Options for the siting and layout of building envelopes having regard to views from adjoining buildings, adequacy of separation between buildings on the site, impacts on the development potential of adjoining properties and solar access to properties to the south between the buildings.	Section 3 Section 4.7 Appendix E and F
4. Amenity Impacts on Neighbouring Properties The EA must the address the visual impact, privacy and overshadowing of the development on adjoining properties, with particular regard to any sensitive uses.	Section 4
5. Transport & Accessibility Impacts (Construction and Operational) The EA shall address the following matters: ▪ Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's Guide to Traffic Generating Developments and making reference to the NSW Planning Guidelines for Walking and Cycling, considering the following issues: ○ Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections and the need for funding or upgrading or road improvement works (if required). ○ Car parking arrangements, including number of spaces and compliance with the relevant parking codes and how this will minimise on-street parking; ○ Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan; ○ Demonstrate how users of the development will be able to	Chapter 4.4 and Appendix H

make travel choices that support the achievement of relevant State Plan targets; ○ Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access; ○ Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and ○ Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling).	
6. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. The EA must demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme	Section 4.5
7. Consultation Undertake an appropriate and justified level of consultation in accordance with the *Department's Major Project Community Consultation Guidelines October 2007*, and provide an outline of the proposed consultation program to be adopted.	Section 5
8. Services The EA shall address capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.	Section 3
9. Groundwater The EA is to identify whether groundwater may be encountered during excavation, the potential need to dewater and whether there are any groundwater issues including degradation.	Section 2
10. Noise and Vibration Assessment The EA shall address the issue of noise and vibration impact from the railway corridor and provide detail of how this will be managed through the design of the proposed buildings, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.	Section 4.6
General	
The EA must include:	
1. An executive summary	Page 1
2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;	Section 2 and Appendix B
3. A thorough description of the proposed development;	Section 3

4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;	Section 4
5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;	Section 4 and Section 6
6. The plans and documents outlined below;	Appendices
7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;	Page 9
8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP);	Previously submitted
9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.	Section 7
Plans and Documents	
1. An **existing site survey plan** drawn at an appropriate scale illustrating; ▪ the location of the land, boundary measurements, area (sqm) and north point; ▪ the existing levels of the land in relation to buildings and roads; ▪ location and height of existing structures on the site; ▪ location and height of adjacent buildings and private open space, and ▪ all levels to be to Australian Height Datum.	Appendix M
2. ***A Site Analysis Plan*** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).	Appendix B
3. ***A locality/context plan*** drawn at an appropriate scale should be submitted indicating: ▪ significant local features such as parks, community facilities and open space and heritage items; ▪ the location and uses of existing buildings, shopping and employment areas; and ▪ traffic and road patterns, pedestrian routes and public transport nodes.	Appendix E and Page 11
4. ***Architectural drawings*** at an appropriate scale illustrating: ▪ the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;	Appendix E

	▪ detailed floor plans, sections and elevations of the proposed buildings; ▪ elevation plans providing details of external building materials and colours proposed; ▪ fenestrations, balconies and other features; ▪ accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; ▪ the height (AHD) of the proposed development in relation to the land; ▪ the level of the lowest floor, the level of any unbuilt area and the level of the ground; and ▪ any changes that will be made to the level of the land by excavation, filling or otherwise.	
5.	***Stormwater Concept Plan*** - illustrating the concept for stormwater management	Appendix D
6.	***Landscape/Public Domain Concept plan*** - illustrating treatment of open space/public domain areas, screen planting along common boundaries and tree protection measures both on and off the site.	Appendix E
7.	***Shadow diagrams*** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm	Appendix F
8.	***View Analysis*** - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas.	Appendix E and Appendix F

1.5 Statement of Validity

Submission of Environmental Assessment

Prepared under Part 3A of the *Environmental Planning and Assessment Act 1979*

Environmental Assessment prepared by

Name:	Leoné McEntee
Qualifications:	BA (Geog), Graduate Diploma Urban and Regional Planning, Grad Dip Natural Resources Law
Address:	UPO Pty Ltd PO Box 787 Matraville NSW 2036
In respect of:	Auburn Community Hub

Applicant & Land Details

Applicant name	Health Infrastructure
Applicant Address	Level 6, 77 Pacific Highway, North Sydney
Land to be developed	Auburn Hospital, Hevington Road Auburn
Lot & DP	Lots 11, 12 and 13 in DP 873

Environmental Assessment	An environmental assessment is attached
Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director Generals Environmental Assessment Requirements dated 5th November 2009, and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.
Signature	
Date	27th November 2009

2. Site Analysis

2.1 Context

The Auburn Community Hub is located adjacent to Auburn Hospital in the western suburbs of Sydney. The regional context is characterised by a mix of low to high density residential suburbs and light industrial precincts concentrated around the Parramatta Central Business District. A wide range of ethnic groups are represented in the region with more than 30% speaking a language other than English at home.

The region has a strong focus on manufacturing and wholesale trade industries making up 40% of the area's employment base. Health and community services provide over 5% of the jobs in the region and this is expected to increase as a result of an aging population.

The nearest major tertiary educational institution to Auburn hospital is the University of Sydney Cumberland Campus at Lidcombe (5km east of the hospital) which is home to the Faculty of Health Services (FHS). The FHS is acknowledged nationally and internationally for innovation in teaching and research.

Also located in the region is the Sydney Olympic Park complex which provides an array of sporting and recreational opportunities. The major movement corridor in the regional context includes primarily road and rail services. The major roads include the Great Western Highway, Parramatta Road, Silverwater Road and the M4 Motorway. The latter is a major east-west arterial in the Greater Sydney Region. Rail services include the main Western Line, with Auburn Station the nearest station to the hospital or the South Western Line, where the nearest stations are Regent's Park and Berala.[1]

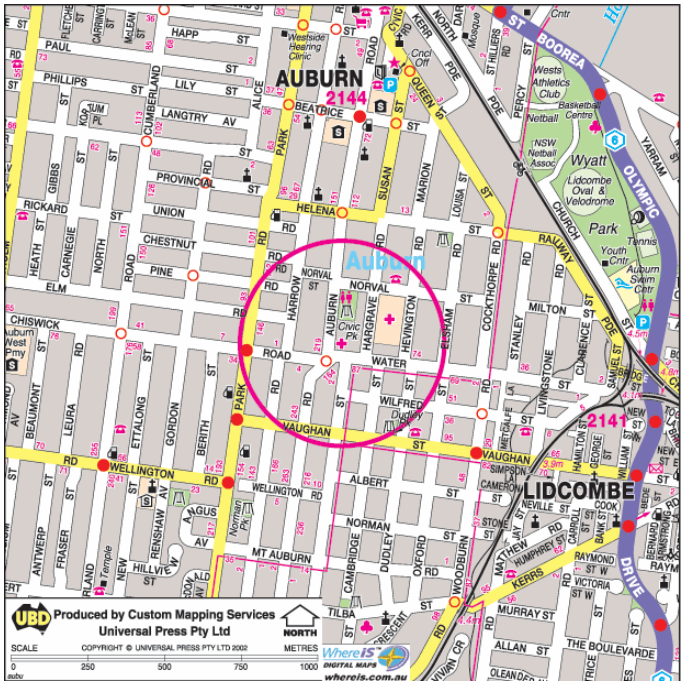


Figure 1 Site Location (not to scale)

[1] LFA (Pacific) Auburn Hospital Concept Plan application

2.2 Site Description

The building site comprises an area of approximately 840sqm located adjacent to the new Auburn Hospital on the Hevington Road side of the site. The Auburn Hospital site is bounded by Hevington Road to the East, Norval Street to the North, Hargrave Road to the West and Water Street to the South. The site is legally described as Lots 11,12 and 13 in DP 873.

2.3 Site Analysis

A Site Analysis Drawing (A-SK20) is included in the Architectural Drawings in Appendix B.

2.3.1 Zoning and Ownership

The site is zoned Residential 2b (Medium Density) under the Auburn Local Environmental Plan (2000). The 2b zoning permits the development of hospitals. Community health facilities are considered to fall within the definition of a hospital which is:

> *Hospital means a building or place (other than an institution) used for providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, care for people with developmental disabilities, psychiatric care or counselling and services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there) and includes:*
> *(a) ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or restaurants, and ancillary accommodation for persons receiving health care or for their visitors, and*
> *(b) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health care workers.*[2]

The objectives of Zone 2b are as follows:

- Permit multiple dwelling residential development on appropriate sites.
- Permit residents to work at home where there is no adverse impact on the amenity of the area.
- Permit appropriate uses in the zone that complement the residential nature and functioning of the zone.

2.3.2 Urban Character and Streetscape

The existing urban character and streetscape surrounding the hospital site is typically represented by 20m wide road corridors with landscaped verges of between 3 and 4m. While there is little evidence of significant street tree planting schemes, native specimens are evident.

The settlement pattern is a grid formation with north/south and east west street orientation. The street grid shifts at Auburn Road and Water Street to create an offset street grid pattern to the south. Auburn Road and Water Street also form the primary north/south and east/west connections respectively.

[2] Auburn Local Environmental Plan 2000



Figure 2 Development opposite proposed community hub on Hevington Road

The residential lots in the local area tend to be deep, in the order of 45-50m, with frontages ranging from 13-15m. In some cases lots have been amalgamated for multi-unit developments many of which are evident in the immediate vicinity of the hospital site.



Figure 3 Streetscape Hevington Road

The existing urban built form consists of a mixture of fibro, weatherboard and brick cottages of little architectural significance interspersed with two storey townhouses and two to three storey multi-unit apartment buildings constructed over the last 20 years.

2.3.3 Easements and restrictions

There is an existing easement on site for Telstra to access the communications tower, however this does not impact on the use of the Community Hub site.

2.3.4 Geology and soils

In April 2009, Douglas Partners[3] undertook a review of published geological information on the site as part of the Remediation Plan. The regional geology was identified as the Wianamatta Group comprising Ashfield Shale and Bringelly Shale. This formation comprises shale with occasional claystone, laminite and coal laminite with dark grey siltstone.

The soil landscapes encompass Red and Brown Podzolic soils that are shallow to moderately deep (<100cm). In areas of lower slopes and in areas of poor drainage Yellow Podzolic soils and Soloths are dominant. Based on the site elevation, the soil type identified at the site is residual clay.

Douglas Partners identified that the site lies in an area that has a moderate to high salinity potential, based on published information from the Department of Water and Energy (DWE). Typical soil conditions encountered on the site during investigation works are summarised below in Table 2. A copy of the Douglas Partners report is attached at Appendix C.

Table 2 Summary of Site Geology

Depth (m)	Material Type	Material Description
0 - 0.5	Fill	Topsoil underlain by crushed shale and clay fill materials, which included ash/slag and building rubble in parts of the site (particularly western portion) (This has now been completely remediated)
0.5 – 1.5	Clay	Silty clay, red brown to mottled grey brown, with ironstone gravels
1.0 – 6.0	Shale	Shale bedrock interbedded with layers of silty clay bands at varying depths
5.0 – 7.0	Siltstone / Laminite	Silstone/Laminite, low to medium strength, moderately weathered, fractured

2.3.5 Hydrology

Douglas Partners[4] also reported that any site surface water would flow to the east following the site topography, upon which it would be diverted to the stormwater drainage systems located on Water Street, Hevington and Hargrave Roads. This has been adopted in the design of the drainage layout and On Site Detention System – see Appendix D.

2.3.6 Hydrogeology

Groundwater searches were conducted by Douglas Partners in 2009 on the basis of groundwater bore information from the Department of Natural Resources (DNR). The search

[3] Douglas Partners, 2009 Detailed Contamination Assessment, Auburn Hospital Stage 1B
[4] op cit

revealed the presence of 15 groundwater bores within a 3 km radius of the site. Relevant bore data information is summarised as follows:

- The identified groundwater bores (GW102644, GW102646, GW102647, GW102649-GW102660) were all installed for monitoring purposes only.
- The total bore depth ranged from 8.0m to 25.0m.
- The standing water level in these bores ranged from 1.0m to 10.0m. The water bearing zone was generally encountered within the underlying siltstone and shale bedrock.
- A review of the bore data reveals that siltstone and shale bedrock was encountered at depths of 5m to 25m.

2.4 Existing transport and pedestrian environment

Generally, the site is surrounded by two way road systems. The roads typically have a carriageway of two lanes and parking against the kerb on both sides. The primary collector roads are Water Street and Auburn Road with traffic volumes in the order of 300-400 vehicles per hour. Hargrave Road, Norval Street and Hevington Road have considerably less traffic. The proposed Community Hub will have its entrance off Norval Street and via the carpark.

The intersections surrounding the site operate at good levels of service with minimal traffic delay. The main entrance to the new hospital is off Hargrave Road, with a separate ambulance access to the Emergency Department via Hargrave Road as well. Parking on the site has yet to be fully developed as part of the Hospital approval and the Community Hub will decrease the number of parking spaces available as it is located within the proposed carpark.

The pedestrian environment is somewhat limited at the present as part of the development is still under construction, however the main pedestrian access to the existing hospital is via Hargrave Road.

2.5 The existing buildings and uses

The site for the proposed Community Hub is currently vacant following the demolition of the old hospital. The site is adjacent to the new hospital as shown in the Architectural Plans shown in Appendix E.

2.6 Existing Infrastructure

The site has adequate services infrastructure which does not require augmentation for this proposal. Many of the sites services have been upgraded as part of the Auburn Hospital redevelopment. All essential infrastructure has significant expansion capacity.

2.7 Site contamination

A number of site assessments and audits have been undertaken on site as shown below in Table 3.

Table 3

Date	Action
May 2006	Preparation of a Heritage Report for the Auburn Hospital complex (Weir & Phillips 2006)
September 2006	Completion of Hazardous Materials Building Survey (DP 2006a)
October 2006	Preparation of Preliminary Contamination Assessment (DP 2006b)
March 2007	Commencement of Site Audit
April 2007	Completion of additional asbestos assessment within buildings (AirSafe 2007)
May 2007	Completion of a radiological survey by ANSTO, targeting the interior of the buildings and the outside grounds area, following review of sampling plan by Site Auditor
April 2009	Completion of Detailed Contamination Assessment (DP 2009a) following review of sampling plan by Site Auditor
May 2009	Completion of Remedial Action Plan (DP 2009b) following review and comment by Site Auditor
June 2009	Preparation of Site Audit Statement and Site Audit Report (JBS 2009)
June 2009	Commencement of remediation and validation works

The Site Audit Report prepared for the site (Area 1B – the former hospital site) by JBS Environmental Pty Ltd is in accordance with the Concept Plan approval for the Auburn Hospital and is attached at Appendix G. This report includes the opinion that:

" *the site assessment and proposed remedial activities are considered to have met the requirements of the Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd Edition) (DEC 2006).*

The soils in parts of the site have been impacted with PAHs and asbestos at levels which require remediation for the proposed landuse. There was no other soil contamination identified as part of the site assessment works which is considered to require remediation or management.

The site can be made suitable for the proposed landuse (i.e., continued hospital use, community health centre which may include a children's day care centre and associated carparking and landscaped areas) based on the successful implementation of the soil remediation and validation works detailed in the Remedial Action Plan prepared for the site [by Douglas Partners, 2009]*".*[5] A final draft copy of the Report on Remediation and Validation Assessment prepared by Douglas Partners in October 2009 is attached at Appendix C. This report clears the site of any contamination and will be signed off by the Auditor in the near future.

2.8 Suitability of the Site

There are no environmental, economic or social constraints to development of the Community Hub in this location.

[5] JBS Environmental Pty Ltd, 2009, Sire Audit Report.

3. The Project

3.1 Introduction

The Auburn Community Hub has been planned for some time but was originally intended to be located closer to the main centre of Auburn. However with the redevelopment of the Auburn Hospital site, it was considered more appropriate to collocate the community services facilities in close proximity to the new hospital. The Community Hub will provide services in a range of ambulatory areas including:

- Diabetes education
- Vascular disease education and monitoring;
- Drug and alcohol counselling,
- Needle exchange;
- Population health;
- Podiatry;
- Mental health; and
- Other outreach services.

3.2 Design Objectives

The design of the Auburn Community Hub was developed in response to a series of objectives both in terms of function and form. These are summarised below.

- The design must support the integrated service model as well as providing a patient centred and safe environment for patients, visitors and staff.
- The design must clearly reflect innovative, functionally efficient and environmentally sustainable design.
- It needs to address access issues for the wide range of patients, staff, students and community members using the facility, including a range of age groups, a highly diversified and unique cultural mix and people with a range of disabilities and impairments.
- The building must maximise daylight and external views to spaces in the facility while maintaining energy efficiency requirements.
- The façade of the building should be articulated to avoid large flat surfaces on the façade.
- The entry should be designed to draw visitors into a welcoming space and the internal design should reflect an open space feel to help lesson the clinical feeling of the facility.
- Glazing must ensure maximum light penetration while allowing for privacy for people in consult rooms.
- The proposed building materials should blend with those of the Auburn Hospital while maintaining a separate identity for the Auburn Community Hub, which reflects a more “office feel” rather than a hospital.
- The building layout should promote easy orientation and way finding and provide a sense of place and to ensure a ‘user friendly’ environment for patients, visitors and staff.
- Safety and security of staff shall be facilitated by minimising the number of entries and exits and providing clear vision lines.
- The facility shall comply with all appropriate regulations, codes of practice and standards, to ensure the safety, comfort and security of all patients, visitors and staff and delivery of best practice health care, including provision for quality control, infection

control, personal security, risk management and achieving operational efficiencies and patient safety. Safe play facilities must be available for children near waiting areas.

- As the Auburn LGA has a highly diverse population with a unique cultural mix, it is essential that the redevelopment proposals acknowledge this diversity and incorporate specific design features to accommodate the cultural and social needs of the population.

3.3 Building Design and Placement

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The Community Hub is proposed to be sited on the south eastern end of the on-grade carpark and against the new courtyard that is currently being constructed as part of the Stage 1A works on site. The carpark is currently designed into two parts, the western end and the eastern end. The western end of the carpark will continue unaffected by the Community Hub. This will ensure that the new hospital will be serviced by a large carpark for use by staff, patients and visitors to the new hospital.

The Community Hub building footprint has been designed to ensure a minimal loss of carparking spaces on the eastern half of the site. It has a floor area of 838 sqm and a GFA of 2514sqm. The overall height of the building is approximately 14 metres at RL 40.455 maximum of feature. A terrace for use by staff is located on level 3 in the north eastern corner.

A structural grid of 8.4 x 7.5 has been designed to maximize structural efficiency and reduce the amount of structural columns. The fire stairs and lifts are structural cores providing lateral support at either end of the structure.

The first floor level has been set at RL 26.550, allowing interconnectivity between the external paved courtyard and the internal spaces of the building. All other floor levels of the community hub match those of the new hospital building. The site has a level difference of approximately 4.0 metres between the main entrances of the Community Hub and the Auburn Hospital. Pedestrian access between the two entrances will be provided by a ramp. The existing ramp connecting the main entrance of the Hospital and the Western carpark will be extended to end immediately adjacent the Community Hub.

A back of house entry will allow for delivery of supplies and for the disposal of waste and recyclables by hospital staff via the Hospital Loading Dock. Waste and recyclables will be stored in the appropriately located Disposal Room from which staff may collect or wheel out the bins for collection.

The Needle and Syringe Vending machine has been located discreetly behind the returned elevational feature ribbon, ensuring it is not visible by the neighbours immediately opposite the hospital. The vending machine will be easily accessible from Hevington Street and the landscaping will be sufficiently spaced to provide an appropriate balance between screening and security requirements. (Refer Drawing A-SK1 in Appendix E)

3.3.3 Materials and Finishes

The façade has been developed to ensure that it is in keeping with the character of the surrounding built environment and the Hospital itself, but clearly having its own character and presence. The major element traversing the northern elevation is the copper coloured ribbon that frames the elevational components of the façade. The Ribbon provides the first floor northern windows with the shading from the summer sun and metamorphoses into framing the entry area and then into becoming the covered awning to the car lay-off.

The curtain wall glazed element works with the ribbon to guide the public to the entry of the building and provide natural light into the vast open circulation and waiting areas of the facility. The mass of natural light permeating into the building's main public area will insinuate good health and wellness into the facility and filter into the connecting corridors servicing the various community health services.

The horizontal nature of the brick and glazed banding borrows from the existing hospital, but has its own DNA with the continuous glazed elements. The horizontal glazed elements are framed with accent brickwork reading as columns. The earthy brickwork is then capped by a lighter coloured and framed façade panel mimicking the main hospital, but juxtaposing itself by way of the white accent panel as opposed to the hospital's red. This reinforces its own identity as a separate facility providing specialist health services. Photographs of the materials and finishes are provided on Drawing A-SK17[B] in Appendix F.

3.3.4 Landscape

The proposed landscape reinforces the existing campus strategy, with Brushbox (*Lophostemon confertus*) trees lining the nature strip in accordance with the Department of Planning conditions of approval. The secondary line of Water Gums (*Tristaniopsis laurina*) frames the eastern boundary and acts as a gateway and screen to the eastern carpark and Community Hub Building. The spacing of 7.5 metres between the Water Gums will be sufficient to provide visual connectivity between the public domain and the site ensuring that security is not compromised.

As per the western carpark, the bituminous hardscape is broken up and softened by Honeylocusts (*Gleditsia* 'Sunburst') and Paperbarks (*Melaleuca quinquenervia*).

The main northern elevation of the Hub is separated from the carpark by a line of hedge planting consisting of Dwarf Bottlebrush (*Callistemon* 'Captain Cook') that will grow to a maximum height of 600mm. This hedge planting will mirror the horizontal elements of the façade and control the pedestrian traffic to the footpath heading towards Hevington Road. The other landscaped component is located west of the car lay-off area to the Community Hub, where Dwarf Bottlebrush is the main hedge planting with a stand of Gymea Lilies (*Doryanthes excelsa*)

providing scale and verticality. Appendix L provides pictorial examples of the selected landscape species.

The courtyard between the Hub and the new Hospital has been previously approved as part of the hospital development. The New Hub will be constructed immediately against the courtyard edge to maximize the available site for the new Community Hub building and to provide the visual connection between the interior spaces of the Hub with the Courtyard.

3.4 Staging and Timing

The proposed Hub will be built in one stage and as soon as approval is given. The ability to use existing contractors on site as part of the existing approved Hospital redevelopment provides a significant financial saving for the project. Construction is programmed to commence in early 2010 subject to receiving Ministers approval this year.

3.5 Traffic management and car parking

A comprehensive traffic and transport study was undertaken as part of the application for the Auburn Hospital Concept Plan and the Project Application for the Hospital. The proposed Hub, while not expressly considered at that time, does not constitute a significant impact on traffic, car parking or transport infrastructure. To assess the potential impacts, Halcrow MWT (previously Masson Wilson Twiney) have undertaken a review of their original assessment of 2006. In the 2006 assessment of the Concept Plan, it was determined that:

- Prior to the redevelopment of the Hospital there was a significant demand for on street parking by Hospital related activities due to a lack of accessible on site parking provisions.
- The redevelopment of the Hospital (at each stage) would significantly improve the on site parking provisions compared to the then existing situation, and hence reduce demand for on street parking.
- The surrounding road network would continue to operate with good levels of service and spare capacity with the redevelopment of the Hospital site.
- The Hospital is serviced by both rail and bus services.
- Surveys of staff travel behaviour indicated a high proportion of staff driver to the site (50%). However approximately 43% of staff arrived as a passenger in a car indicating good potential for car share arrangements.

In the interest of further promoting the use of public transport, the Department of Planning (DOP) included a modification in the Concept Plan Approval limiting car spaces on site to 358, including spaces for people with a disability.

The Halcrow study states that the hub will not impact adversely on the surrounding traffic flows it recommends a range of demand management measures which are further discussed in Section 4.

A copy of the Halcrow MWT review is attached at Appendix H.

3.6 Engineering and Services

3.6.1 Stormwater

Stormwater will be implemented in accordance with the Drainage Layout and Onsite Detention Plan (Drawing C-9630) in Appendix D. This is consistent with Councils OSD requirements.

3.6.2 Sewer

An existing sewer services the site and the new Community Hub will be connected with the Sydney Water sewer on the corner of Hevington and Norval Street. This sewer has sufficient capacity.

3.6.3 Water

Sydney Water has advised that there is sufficient water available and services will be connected through the existing Auburn Hospital service.

3.6.4 Gas

Gas will be supplied via the existing Auburn Hospital service.

3.6.5 Water and Energy Conservation Measures

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation. While the mechanical and electrical designs have yet to be finalised, some of the components of these that will contribute to the Green Star Standard are listed in Section 4.4.5.

In respect to water conservation, the intention is to connect to the in ground rain water harvesting tank on the new Auburn Hospital and to use this water for irrigation and landscape maintenance. All facilities within the building will be AAA rated and all toilets will be dual flush. Water metres will be installed on the project to monitor water use with the intention reduce usage of potable water as time goes on.

3.6.6 Electrical Services

The electrical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.6.7 Mechanical services

The mechanical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.7 Compliance with the Approved Concept Plan

While the approved Concept Plan did not envisage the Community Hub to be located within the grounds of the Auburn Hospital complex, the proposal is consistent with the principles of the Concept Plan approval. An amendment to the approved Concept Plan has been approved to allow for the Community Hub to be located as proposed by this application.

Car parking, amenity and other aspects of the proposal are not inconsistent with the overall Concept plan approval.

4. Environmental Assessment

4.1 Objectives of the Environmental Planning and Assessment Act 1979

The objects of the *Environmental Planning and Assessment Act 1979* (EP&A Act) are:

(a) to encourage:
  (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
  (ii) the promotion and co-ordination of the orderly and economic use and development of land,
  (iii) the protection, provision and co-ordination of communication and utility services,
  (iv) the provision of land for public purposes,
  (v) the provision and co-ordination of community services and facilities, and
  (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
  (vii) ecologically sustainable development, and
  (viii) the provision and maintenance of affordable housing, and

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

The proposed Community Hub is consistent with the objectives of the EP&A Act as they apply to the proposal. Specifically, the proposal ensures the proper management of resources, by providing a state of the art community hub facility in a location which maximises the access opportunities for the community and the collocation benefits of being close to the acute hospital. The proposal promotes the orderly use of the land through this co-location and sharing of resources and provides the land for public purposes. The proposal coordinates community facilities in a single "hub" to minimise fragmentation of services infrastructure.

The Community Hub is consistent with the sharing of responsibilities between various levels of government by providing accommodation for community and outreach functions. The Concept Plan process that has been undertaken for the Auburn Hospital redevelopment provided opportunities for the community to be involved in the planning for this significant health facility. Additional consultation has been undertaken and is outlined in Section 5.

4.2 Relevant Environmental Planning Instruments and Guidelines

4.2.1 State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 aims to provide a State wide planning approach to the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. The SEPP achieves this by specifying when consent is required, and when it is not required, for a remediation work, and by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements.

When a development application is lodged with a consent authority the consent authority is not able to grant consent unless it has considered:

(a) whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The Contamination and Site Audit Report attached at Appendices C and G respectively comply with the provisions of the *Contaminated Land Management Act 1997* and SEPP 55 and establishes the ability of the site to be free of contamination and fit for purpose following implementation of the Remediation Action Plan (RAP) which has now been completed and signed off in draft – refer Appendix C.

4.2.2 State Environmental Planning Policy (Major Development) 2005

Schedule 1 of the Major Development SEPP sets out the classes of development that qualify as Major Development, specifically Group 7 Clause 18 It states that:

(1) Development that has a capital investment value of more than $15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:

(a) day surgery, day procedures or health consulting rooms, or
(b) accommodation for nurses or other health care workers, or
(c) accommodation for persons receiving health care or for their visitors, or
(d) shops or refreshment rooms, or
(e) transport of patients, including helipads and ambulance facilities, or
(f) educational purposes, or
(g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or
(h) any other health-related use.

(2) For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.

On that basis and the previous opinion provided under Clause 6, the project is considered one to which the Major Development SEPP applies. This application has been prepared according to the provisions of Part 3A of the EP&A Act, the Major Projects SEPP and the site specific Director General's Environmental Assessment Requirements dated 5th November 2009.

4.2.3 State Environmental Planning Policy (Infrastructure) 2007

This Policy commenced on 1st January 2008 and repealed SEPP 8 and others relating to significant infrastructure provision.

However as the proposed development in this case is declared to be a development to which Part 3A applies, Clause 8 of the Infrastructure SEPP places it in a subordinate position to the Major Development SEPP and therefore the provisions of the Infrastructure SEPP do not apply to this proposal.

4.2.4 NSW State Plan 2009

The NSW State Plan is the NSW Government's long term plan to deliver services to the people of NSW. It sets priorities for Government action, based on input from communities across NSW for the future of NSW. The Plan addresses Government services and direction across ten (10) key areas:

1. Better Government
2. Supporting Businesses and Jobs
3. Better Transport
4. Clever State
5. Healthy Communities
6. Green State
7. Urban Environment and Lifestyle
8. Strengthening Communities
9. Keeping People Safe
10. Delivering for Priority Groups

This project falls largely within the "Healthy Communities" area and meets several of the Government priorities in this respect. The key target areas of the State Plan for healthy communities are:

- Improve and maintain access to quality healthcare in the face of increasing demand
- Improve survival rates and quality of life for people with potentially fatal or chronic illness
- Improve health in the community
- Reduce potentially preventable hospital admissions
- Improve outcomes in mental health

The Community Hub project will deliver on those priorities through provision of the following services and programs:

- Diabetes education
- Vascular disease education and monitoring
- Drug and alcohol counselling and education, including the needle exchange
- Population health services.
- Mental health programs, including enhanced early intervention and support services for young people.

On that basis, the Community Hub is considered to be consistent with the relevant priorities and targets of the NSW State Plan 2009.

4.2.5 Sydney Metropolitan Strategy

The Sydney Metropolitan Strategy "City of Cities" was released in December 2005 and provided a "Plan for Sydney's Future". It has five (5) key aims to achieve the vision for Sydney in 2031. These are:

1. Enhance liveability
2. Strengthen economic competitiveness
3 Ensure fairness
4 Protect the environment
5 Improve governance

In order to implement these aims, a series of Subregional Strategies have been developed to provide area specific objectives and an implementation methodology for their achievement. The Subregional Strategy that deals with the Auburn Hospital site is the draft West Central Subregional Strategy.

4.2.6 Draft West Central Subregional Strategy

The draft West Central Subregional Strategy aimed to guide land-use planning until 2031 in the Auburn, Bankstown, Fairfield, Holroyd and Parramatta local government areas. Key directions in the Strategy include:

- Retaining and protecting strategic employment lands to help provide jobs closer to home
- Strengthening Parramatta as one Sydney's main city centres
- Planning for a broader range of roles for Sydney Olympic Park
- Supporting the continuing development of the Westmead Specialised Centre
- Promoting Bankstown as a Major Centre
- Improving connections between centres and access to regional open space

The strategy recognises the continuing role of Auburn Hospital in the future planning for the subregion and looks to improve the services and accessibility to health care. This is consistent with the objectives for Health Services in the 2008-2009 NSW State Infrastructure Strategy which is the umbrella that drives the various NSW Government strategic plans.

This proposal is considered to be consistent with both the Metropolitan Strategy and the draft Subregional Strategy.

4.2.7 Auburn Local Environmental Plan 2000

The site is zoned Residential 2b and the proposed development is permissible with Consent in terms of Clause 12 of the Auburn Local Environmental Plan 2000 (ALEP).

Clause 14 provides restrictions on development in residential zones It provides that consent may only be granted for development on land within the 2(b) zone if, in the opinion of the consent authority, it is compatible with the existing and likely future character and amenity of nearby properties in terms of:

(a) its scale, bulk, height, siting and landscaping, and
(b) its operation, and
(c) traffic generation and car parking, and

(d) noise, dust, light and odour nuisance, and
(e) privacy, and
(f) stormwater drainage, and
(g) hours of operation, and
(h) overshadowing.

These issues have been considered in the application and based on this assessment and the attached drawings in Appendix E the proposal is considered to be consistent with the existing and future character of the area.

Clause 43 of ALEP deals with development in the vicinity of heritage items or heritage groups and requires the consent authority to take into account the likely effect the proposed development will have on the heritage significance of the heritage item or heritage group before granting consent to development on land in the vicinity of a heritage item or heritage group.

An Archaeological Impact Assessment and Mitigation Strategy was prepared by Cosmos Archaeology Pty Ltd in March 2007 and an Interpretation Strategy for the Auburn Hospital Site prepared by Graham Brooks and Associates in May 2007. Both these reports are attached in Appendices I and J respectively. The finding of these reports indicate that the area in which the Community Hub will be located may contain some material of archaeological or historical value – depending on the depth of excavation required. Archaeological monitoring in Area 1b was recommended by Cosmos Archaeology and this has now been completed. Nothing of significance was found during this process and a summary of the monitoring is attached at Appendix K

Clause 48 of ALEP prevents the consent authority from consenting to development in Zone No 2 (a), 2 (b), 2 (c), 3 (a), 3 (b), 4 (a), 4 (b), 4 (c) or 4 (d) if it considers that the development will prevent the surrounding lots from being developed in accordance with the ALEP.

The proposed Community Hub will not prevent any surrounding lots from achieving their development potential under the ALEP.

Clause 51 deals with contaminated land and requires development consent and consideration of the *Contaminated Land Management Act 1997* and State Environmental Planning Policy No 55-Remediation of Land. A discussion on compliance with these requirements is above in Section 4.1.1.

4.2.8 Auburn Section 94 Development Contributions Plan, 2007

Auburn Councils Section 94 Plan contains a policy on development by the Crown. It states:

> *Excepting compliance with any direction issued from time to time, Council holds the view that development by the Crown should be subject to development contributions in the same manner as development by a private developer, and will, where appropriate, seek the Minister's written approval and consent before imposing conditions on Crown development requiring development contributions. This does not preclude Crown development from arguing a case for merit exemption in the same manner as a private developer*.

The s94 Plan however does not require any contributions for hospital related development or that of community health facilities.

4.2.9 Auburn DCPs 2000

The Auburn DCPs are a series of policies which apply to various types of development and/or development in various locations. The **general objectives** of the plans are:

(a) To identify the criteria and process for assessing applications, and to outline the responsibilities of both Council and applicants.

(b) To outline the broad strategic planning intentions for Auburn, and to provide detailed development controls to ensure that future development is consistent with this vision.

(c) To specify criteria relevant in determining what is exempt and complying development.

(d) To comprehensively outline all criteria which would be relevant to the broad types of development, covering issues including urban character, landscaping, transport, traffic and access, car parking, advertising signs, ecologically sustainable development, waste management and pollution control.

(e) To specify criteria to be applied in the assessment of development in residential areas, and

(a) to ensure that such development is consistent with the existing and planned character of individual localities.

(f) To provide controls for development within the business and industrial areas of Auburn to ensure that development is consistent with the planned urban form and character of the commercial centres.

(g) To provide detailed planning controls for specific types of development such as child-care centres and brothels.

(h) To specify the minimum standard of information to be submitted with any development application.

While most of the criteria contained within the DCPs do not apply to a Community Hub development, the general provisions have been considered as relevant issues. The **Car Parking and Loading DCP** provides general principles for the provision of parking and loading facilities as well as specific standards for layout and design. These have been considered in previous applications on the site and generally comply with the DCP requirements.

The **Stormwater Drainage DCP** applies to all development within Auburn and has the following objectives:

- to preserve and protect the amenity and property of existing residents, property owners and the community.
- to ensure the safety of residents and the community.
- to meet reasonable expectations and statutory requirements for the development of properties.
- to protect the physical environment and receiving waters of catchments.

The DCP contains performance criteria and development standards that apply to development. The proposal complies with these criteria.

Other aspects of the DCPs apply specifically to construction activities and are addressed, where relevant, in the draft Statements of Commitment in Chapter 6.

4.3 Amenity Impacts

The Community Hub proposal is located within the Auburn Hospital site. While the original Concept Plan did not envisage this location, the current proposal provides a superior resolution for the delivery of community services.

The proposal does not have any adverse impacts on neighbours, traffic (see below) or the general amenity of the area – including the hospital environment. The proposed location of the needle/syringe vending machine and sharps disposal facility has been thoughtfully located to respect the anonymity and safety of users of the facility as well as safety and security of the rest of the community. This service has been available in Auburn since the early 1990s without detrimental impact and protocols are in place to ensure appropriate levels of security – including the patrols of security guards.

4.4 Transport and Accessibility Impacts

As part of the Stage 1 development of the Auburn Hospital site an at grade car parking facility is provided on the northern portion of the site. The car park which was planned to provide a total of 217 parking spaces is accessed via three separate driveways to Hargrave Road, Norval Street and Hevington Road. Additional parking is provided on the site in dispersed locations providing a total on site parking provision of 228 spaces.

The proposed Community Hub building would be located within the at grade car park immediately adjacent to the Auburn Hospital Building and would result in the loss of 44 spaces during Stage 1 from within the main car parking area in the northern portion of the site. The vehicle and pedestrian access to the site would remain unchanged from that approved. The total proposed parking provision for Stage 1 following construction of the Community Hub building would be 184 parking spaces.

While this is a reduction of parking provision for Stage 1, the provision of 184 spaces complies with Condition B11 of the consent and is consistent with the transport objectives established by the DoP (and Ministry of Transport) to encourage increased public transport usage via decreased parking provisions.

Not withstanding the above, that the following measures will be introduced to further encourage non - car driver modes of transport and / or more sustainable car usage:

1. Small Car Spaces

- Increased provision of small car spaces within the car park to encourage use of more fuel efficient vehicles.
- Small car space provision is associated with Green Star ratings.
- Up to 25% of spaces could be allocated and designed as small car spaces.

2. Bicycle Parking Facilities

- Bicycle users accessing the Community Hub will be able to access the shower and locker facilities within the Hospital.
- Additional bicycle parking / storage facilities will be provided within the car park.

3. Motorcycle Parking Spaces

- With the provision of small car parking spaces, additional area will be available within the car park. This area could be allocated and designed for motorcycle parking.

4. Car Sharing

- The staff travel survey undertaken as part of the Concept Plan identified a significant proportion of staff travel as car passengers. This generates potential for car share use.
- Initially up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.
- Car sharing could be operated either as part of a travel management plan for the Hospital/Community Hub or potentially by a commercial operator

5. TravelSmart Incentive Program

- As identified during the Concept Plan assessment process, the implementation of a TravelSmart program would be a valuable management tool to encourage increased awareness of public transport options for staff and visitors (and residents during Stage 2).
- A TravelSmart program should be a holistic plan which incorporates the Hospital and the Community Hub.

Overall it is considered that the above measures, combined with the Ministry of Transport's improvements to the Integrated Network Plan for Bus Contract Region 13, will facilitate improved access to and greater encouragement to use non private vehicle (as driver) modes of transport.

Traffic Implications

The Concept Plan traffic assessment determined that the surrounding road network could adequately accommodate the traffic generation of the Concept Plan development. The existing road network was determined to operate satisfactorily with good levels of service (LoS A) and significant spare capacity.

Observations indicate that the road network is operating satisfactorily with the Stage 1 Auburn Hospital development. The construction of the proposed Community Hub with the reduction in on site parking is not anticipated to change the existing traffic generation or network operating conditions.

As identified above, the Stage 1 car park access arrangements would remain unchanged by the Community Hub development proposal. As such there would be no change to the interaction between the external and internal road networks.

Public Transport

The proposed Community Hub development would not change access to existing public transport services (ie. bus stop access).

Pedestrian and Cycling

The proposed Community Hub development would not change the proposed pedestrian access arrangements for the Stage 1 works and therefore is consistent with the current approval. The provision of cycle parking and end of trip facilities is consistent with the *Planning Guidelines for Walking and Cycling.*

Service Vehicle Arrangements
It is proposed to provide a dedicated loading bay on the southern side of the Community Hub building. Access to the loading bay would be via the Hospital's service vehicle access driveway and thus be separated from staff / visitor car access and thus reduce potential car / service vehicle conflicts.

Summary
In summary it is considered that the proposed Commuity Hub development and the associated car parking arrangements are considered to be consistent with the DoP approval for the Stage 1 and Concept Plan developments of the Auburn Hospital site.

With the implementation of the suggested traffic management measures, it is considered that increased use of non private vehicle modes of transport can be achieved and offset the reduction in total Stage 1 on site parking provision.

4.5 Ecologically sustainable development

The Project has been assessed against the following four principles of ecologically sustainable development listed in the *Protection of the Environment Administration Act 1991:*

- the precautionary principle
- the principle of social inter-generational equity
- the principle of biological diversity and maintained ecological integrity
- the principle of improved valuation and pricing of environmental resources.

4.5.1 Precautionary principle

The precautionary principle states that:

if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:

(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(ii an assessment of the risk-weighted consequences of various options.

In the design of this proposal, key issues have been taken into consideration to ensure that serious or irreversible damage does not occur as a result of these works. This has included a thorough review of hazardous materials and contamination and the implementation of remediation measures to avoid risk. The selection of materials and construction methods has also been included in this assessment.

On that basis the proposal meets the requirements of the Precautionary Principle.

4.5.2 Principle of inter-generational equity

The principle of inter-generational equity states that:

the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations….

The site is within a highly urbanised environment. The operation of the proposal would not result in any impacts that are likely to impact on the health, diversity or productivity of the environment for future generations.

The greatest life-time energy impact of a building is its operational energy consumption. A number of features have been included in the design to reduce the environmental footprint of the proposal to maintain the environment for future generations, including the use of Green Star to achieve a high level of energy efficiency for the project.

The proposal is therefore considered to be consistent with the principle of inter-generational equity.

4.5.3 Principle of biological diversity and ecological integrity

The principle of biological diversity and ecological integrity states that:

> '*Conservation of biological diversity and ecological integrity should be a fundamental consideration.*'

On the basis that the proposal is the redevelopment of the existing site, it is concluded that impacts upon the ecological integrity will be negligible.

The proposal therefore considers the principle of biological diversity and ecological integrity.

4.5.4 Improved valuation of environmental resources

The principle of improved valuation of environmental resources states that:

> *environmental factors should be included in the valuation of assets and services, such as:*
> *(ii) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
> *(iii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
> *(iv) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.*

The proposal has been designed to minimise adverse impacts on the environment by:

- siting infrastructure at locations that have been disturbed by previous land uses, and
- putting in place specific design measures to lesson the environmental impact on the area.

Although these measures did increase the costs associated with construction and in some cases the operation of the proposal, it has resulted in a higher quality environmental outcome which significantly reduces the buildings impact. This indicates that environmental resources

have been assigned a significant value and this has been taken into consideration during the concept design stage.

The proposal therefore appropriately values environmental resources.

4.5.5 Environmental design

The Auburn Community Hub will include a high standard of environmental design. The project team is targeting a 4 Star Green Star Office Design v3, which would equate it to the top 25% of building projects in terms of sustainable design. A key part of this Green Star strategy is a focus on energy efficiency. Though the project has not achieved a final internal (electrical and mechanical) design, we anticipate that the initiatives included in the Green Star strategy will assist the project in performing well. Energy efficiency initiatives that are scoped for inclusion in the project include:

- High standard of passive design, including;
  - Low emissivity (low-E) double glazing
  - Insulation
  - Shading
- VAV air conditioning system with:
  - Perimeter and central zoning
  - High efficiency chiller
  - Variable Speed Drives
  - Outside air economy cycle
  - Supply air temperature reset
  - CO^2 sensors
- Lighting system with;
  - AESY84440A.0.0.MCP91105 - Energy Strategy.doc 2 Form Revision: J 01/07
  - 2 W/m²/100 Lux design target
  - Individually switch controls for each room
  - Lighting zones no larger than 100m²

4.6 Noise and Vibration Impacts

There will be no significant noise or vibration impacts above the construction noise expected. There are no driven piles or rock hammering proposed as part of this application. Any impacts from noise and vibration will be managed in accordance with a Construction Environmental Management Plan – refer Statements of Commitment.

4.7 Crime Prevention Through Environmental Design

Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'

- removing conditions that create confusion about required norms of behaviour.

In order to achieve these outcomes, there are four (4) principles used to assess projects to ensure the opportunity for crime is minimised. These are surveillance, access control, territorial reinforcement and space management. In terms of the Community Hub project, these issues are dealt with as follows.

4.7.1 Surveillance

The design of the building allows a clear open frontage which is easily seen from the car park and the street. The Terrace on the upper levels provides opportunities for overlooking onto the street providing passive surveillance. Closed Circuit TV cameras will also be installed in the car park at the boom gates and around the building.

The entry and car park will be well lit with an appropriate level of lighting to ensure safety of users and to minimise light intrusion into properties across the road. The landscaping of the facility and the car park has been selected to maximise clear sight lines and visual connectivity without compromising security. Species have been selected to ensure clear trunks and appropriate spacing has been allowed between trees to fulfil this objective.

4.7.2 Access control

The facility will have security access at the entry and a clear open lobby area. Closed Circuit TV and security personnel are employed to patrol the area of both the Community Hub and the Hospital. Again landscape is used here to identify the entry and to provide an area for people to gather without causing a security risk. The use if Gymea Lillies provides a sense of enclosure to the entry foyer while maintaining clear visual contract with the surrounding area.

4.7.3 Territorial reinforcement

The community nature of the facility and the maintenance of the area and landscape will significantly contribute to the reinforcement of the place as a public place and one that is safe.

4.7.4 Space management

As mentioned above, the Community Hub will be well maintained through the SWAHS existing maintenance program which includes removal of graffiti and rubbish and regular clearing of the exterior of the buildings. This creates the sense of a well respected facility that is cared for by both the staff and the users of the facility.

5. Consultation

There has been considerable consultation with the major agencies and Auburn City Council since the inception of the redevelopment of the hospital and the Concept Plan for the sites in 2006. This includes addressing a number of issues raised following the exhibition of those plans.

In addition to this, the Sydney West Area Health Service (SWAHS) has provided information about the Community Hub and the services and facilities to be provided by the Hub to the following:

- Auburn Council's General Manager
- The Local Member for Auburn, The Hon. Barbara Perry
- The Flemington Local Command of the Police Service
- Hospital Staff

This consultation is part of an ongoing communication strategy between the SWAHS and their local communities. A specific communication framework is being developed by the SWAHS to provide ongoing information about the project as it progresses. This will be based on the strategy used for the Auburn Hospital project.

We believe this level of consultation, combined with the public exhibition of this application to be adequate and appropriate for this project.

6. Draft Statement of Commitments

6.1 General Commitments

G1 Health Infrastructure, Brookfield Multiplex and its partners are committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act 1979*. The construction and operation of the Community Hub facility will be undertaken in accordance with Best Practice environmental management policies in place at the relevant time through the sites development.

G2 The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

G3 The development will comply with the Building Code of Australia 2008.

G4 The proponent will continue to liaise with the local community through Auburn City Council during the development process.

G5 The new building will be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to the Department that structural works are in accordance with the approved project application.

G6 A separate application will be made to Auburn City Council for approval under Section 68 of the *Local Government Act, 1993*, for the erection of hoardings or scaffolding in a public place, if required.

G7 The development and its uses will be in accordance with the approved Project Application as described in this Environmental Assessment.

6.2 Prior to Commencement of Works

P1 Detailed construction design details will be submitted to the Director prior to the commencement of construction works.

P2 All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and Australian Standard AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

P3 Prior to commencement of works, a Construction Environmental Management Plan (CEMP) will be prepared. This plan will include procedures for the following:

- Contact details of the site manager;
- Air quality/dust control;
- Noise and Vibration Management;
- Waste management;
- Community access and safety;
- Site specific soil erosion and sediment control;
- Traffic and pedestrian management;

- Storage and handling of materials;
- Environmental training and awareness;
- Contact and complaints handling procedures;
- Emergency preparedness and response;
- Site induction, OHS&R management and training;
- Services disruption planning and management;
- Site contamination review and remediation, hazardous materials and contamination management.

P4 Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's and Sydney Water's requirements prior to the commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

P5 A Traffic and Pedestrian Management Plan will be prepared that will identify:

- The number and location of car parking spaces required by construction workers,
- Ingress and egress of vehicles to the site,
- Loading and unloading, including construction zones,
- Predicted traffic volumes, types and routes, and
- Pedestrian and traffic management methods.

P6 A sign will be erected in a prominent position on the site prior to the commencement of works in indicating the nature of the project and the Project Director and contractor contacts details.

P7 All electrical and mechanical services plans will be submitted to the Department for information prior to construction.

6.3 During Construction

D1 Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).

D2 Erosion and Sediment Control will be implemented in accordance with the Erosion and Sedimentation Plan which will be submitted to DoP prior to construction and these measures will be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.

D3 Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood, hospital and other workers during construction. These will include:

- Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions,
- Earthworks and scheduling activities will be managed to minimise the amount of time the site is left cut or exposed,

- All materials will be stored or stockpiled at the best locations,
- The surface will be dampened slightly to prevent dust from becoming airborne, without creating runoff,
- All vehicles carrying spoil or rubble to or from the site will be covered to prevent the escape of dust or other material,
- All equipment wheels will be washed or other action taken to avoid soil leaving site before exiting the site,
- Gates will be closed between vehicle movements and will be fitted with shade cloth, and
- Cleaning of footpaths and roadways will be carried out as required.

These will also be documented in the CEMP.

D4 The hours of construction, including the delivery of materials to and from the site, will be:
7:00am and 6:00pm, Mondays to Fridays inclusive;
7:00am and 1:00pm, Saturdays;
No work on Sundays and public holidays.

Works will only be undertaken outside these hours where:

- The delivery of materials is required outside these hours by the Police or other authorities;
- It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm;
- The work is approved through the Construction Environmental Management Plan; and
- Residents and others likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

D5 Rock breaking, rock hammering, sheet piling, pile driving and any similar activity will only occur between the hours below unless otherwise approved in the Construction Environmental Management Plan committed to above:

D6 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

D7 All waste disposal will occur in accordance with the *Protection of Environment Operations Act* and Regulations and EPA Environmental Guideline: Assessment, Classification and Management of Liquid and Non-liquid Wastes (1995).

All wastes generated by the project shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials.

D8 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.

D9 Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.

D10 The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:
- AS 1428 Part 1.
- The Building Code of Australia.

D11 Access and Safety protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the site to ensure the safety of work personnel and visitors.

D12 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.

D13 In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of Environment and Climate Change will be informed in accordance with Section 91 of the *National Parks and Wildlife Act 1974*.

D14 The requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development will be complied with.

D15 All buildings will be ventilated in accordance with relevant codes.

D16 All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

6.4 Prior to Occupation or Commencement of Use

O1 A Fire Safety Certificate will be provided to the Department for all the Essential Fire or Other Safety Measures forming part of application.

O2 Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation will be submitted to the Department and Council for information purposes only.

O3 Up to 25% of spaces will be allocated and designed as small car spaces.

O4 Bicycle parking facilities will be provided within the car park.

O5 Additional area available within the car park as a result of small car spaces will be allocated and designed for motorcycle parking.

O6 Up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.

O7 A travel management plan will be implemented for the Hospital/Community Hub.

O8 A TravelSmart program will be implemented to encourage increased awareness of public transport options for staff and visitors

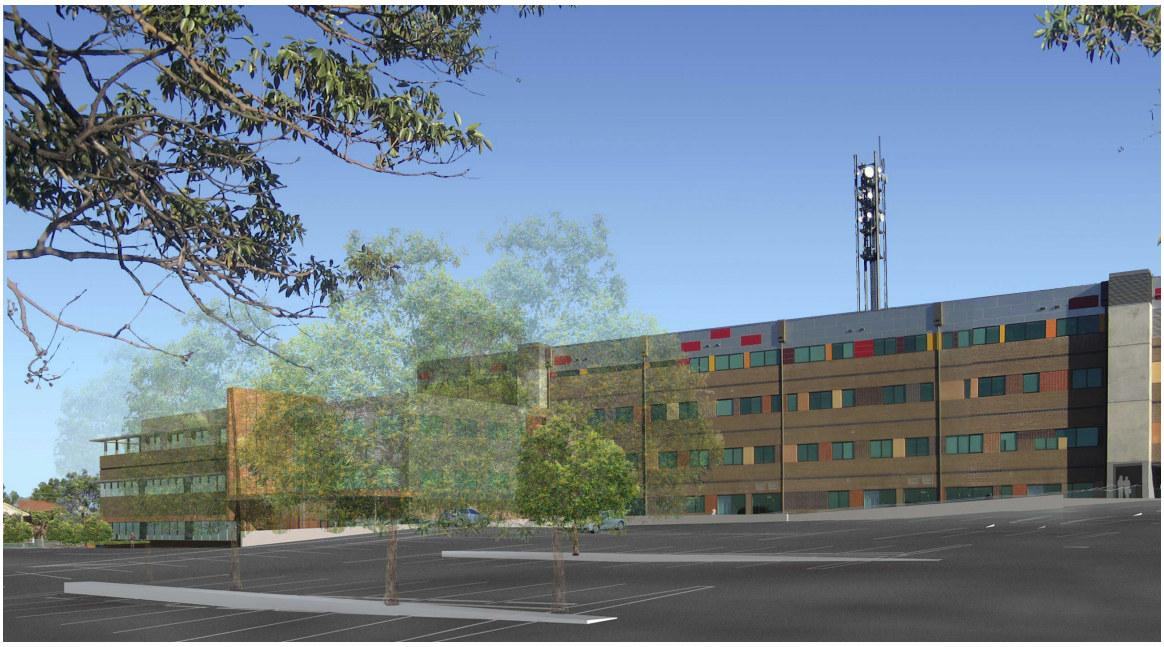
7. Conclusion

The development of the Auburn Community Hub adjacent to the new Auburn Hospital is consistent with the clinical design objectives for the project as well as the objectives of the EP&A Act.

It is considered that short tem – predominantly construction based impacts that can be easily mitigated through measures outlined in the Statements of Commitment. On that basis, the project provides significant public benefit, a significant investment in health infrastructure in Auburn and has very few significant impacts.

The Project meets the objectives of the NSW State Plan 2009 and the Metropolitan Strategy for delivery of Community Health Services close to the populations that need them and to increase jobs closer to home. The Project is therefore justified on any grounds and is recommended for approval.

Auburn Community Hub



Environmental Assessment for Project Application MP09_0173

November 2009

Prepared for:
Health Infrastructure

By:

UPO Pty Ltd
PO Box 787
Matraville NSW 2036

Auburn Community Hub
Environmental Assessment Report

Contents

Executive Summary **1**
1. Introduction **2**
1.1 Background 2
1.2 Aims and Objectives 3
1.3 The Project Team 4
1.4 Compliance with Director Generals Requirements 4
1.5 Statement of Validity 9

2. Site Analysis **10**
2.1 Context 10
2.2 Site Description 11
2.3 Site Analysis 11
2.3.1 Zoning and Ownership 11
2.3.2 Urban Character and Streetscape 11
2.3.3 Easements and restrictions 13
2.3.4 Geology and soils 13
2.3.5 Hydrology 13
2.3.6 Hydrogeology 13
2.4 Existing transport and pedestrian environment 14
2.5 The existing buildings and uses 14
2.6 Existing Infrastructure 14
2.7 Site contamination 14
2.8 Suitability of the Site 15

3. The Project **16**
3.1 Introduction 16
3.2 Design Objectives 16
3.3 Building Design and Placement 17
3.3.3 Materials and Finishes 18
3.3.4 Landscape 18
3.4 Staging and Timing 19
3.5 Traffic management and car parking 19
3.6 Engineering and Services 20
3.6.1 Stormwater 20
3.6.2 Sewer 20
3.6.3 Water 20
3.6.4 Gas 20
3.6.5 Water and Energy Conservation Measures 20
3.6.6 Electrical Services 20
3.6.7 Mechanical services 20
3.7 Compliance with the Approved Concept Plan 20

4. Environmental Assessment 21
4.1 Objectives of the Environmental Planning and Assessment Act 1979 21
4.2 Relevant Environmental Planning Instruments and Guidelines 22
4.2.1 State Environmental Planning Policy No 55 – Remediation of Land 22
4.2.2 State Environmental Planning Policy (Major Development) 2005 22
4.2.3 State Environmental Planning Policy (Infrastructure) 2007 23
4.2.4 NSW State Plan 2009 23
4.2.5 Sydney Metropolitan Strategy 24
4.2.6 Draft West Central Subregional Strategy 24
4.2.7 Auburn Local Environmental Plan 2000 24
4.2.8 Auburn Section 94 Development Contributions Plan, 2007 25
4.2.9 Auburn DCPs 2000 26
4.3 Amenity Impacts 27
4.4 Transport and Accessibility Impacts 27
4.5 Ecologically sustainable development 29
4.5.1 Precautionary principle 29
4.5.2 Principle of inter-generational equity 29
4.5.3 Principle of biological diversity and ecological integrity 30
4.5.4 Improved valuation of environmental resources 30
4.5.5 Environmental design 31
4.6 Noise and Vibration Impacts 31
4.7 Crime Prevention Through Environmental Design 31
4.7.1 Surveillance 32
4.7.2 Access control 32
4.7.3 Territorial reinforcement 32
4.7.4 Space management 32

5. Consultation 33

6. Draft Statement of Commitments 34
6.1 General Commitments 34
6.2 Prior to Commencement of Works 34
6.3 During Construction 35
6.4 Prior to Occupation or Commencement of Use 37

7. Conclusion 39

List of Appendices

A Director-Generals Requirements
B Site Analysis Drawing
C Report on Remediation and Validation Assessment, Oct 2009.
D On Site Detention
E Architectural Plans
F Materials and Montages
G Site Audit Report
H Traffic and Parking Assessment
I Archaeological Impact Assessment
J Interpretation Strategy
K Results of Archaeological Monitoring
L Pictures of Selected Landscape Species
M Survey
N Quantity Surveyor Statement
O Letter from SWAHS

Executive Summary

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital but separate to the acute hospital. The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to permit future expansion of the Community Hub to the west;
- to provide a facility that needs to attract and retain staff; and
- to deliver value for money to the State.

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation and is consistent with the principles of ESD and all relevant planning controls.

The assessment concludes that the site is suitable for the proposal and that the implementation of the development of the Auburn Community Hub is consistent with the public interest.

Accordingly, we seek the Ministers favourable consideration of this application.

1. Introduction

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

The purpose of the report is to outline the key aspects of the proposed redevelopment and to provide an assessment of the proposal in terms of the DGEARs. Table 1 in Section 1.4 shows where in the report each of the DGEARs has been addressed. A copy of the DGEARS is attached in **Appendix A**.

This Environmental Assessment report is structured as follows:

1. Introduction	This section provides an overview of the project and relevant background.
2. Site Analysis	This section provides details of the existing site and the proposed redevelopment context.
3. The Project	This section provides an overview of the proposal and its key elements.
4. Environmental Assessment	This section responds to the Director General's Requirements in terms of the key issues raised and the plans and documents required
5. Consultation	This section describes the consultation undertaken as part of this project.
6. Draft Statement of Commitments	This section contains a Draft Statement of Commitments.
7. Conclusion	This summarises the key issues and provides a recommendation to approve the Project as outlined within the report.

1.1 Background

On 28 April, 2006, the Director General of the Department of Planning, as the Minister's delegate, formed the opinion that the Auburn Hospital redevelopment is a major project under the terms of the State Environmental Planning Policy - Major Projects. A Concept Plan for the site was determined for the site in August 2007 which approved the following:

- Land use distribution;

- Pattern of buildings, including footprint and height;
- A car parking and access strategy;
- Landscape strategy; and
- Development controls for the various sites.

Concurrently, a Project Application to construct the new Auburn Hospital was approved which allowed for:

- The development of substantial new 'state of the art' hospital facilities on the southern portion of the site.
- Creation of a temporary car park on the Arthur Stone site.
- Relocating of the existing services into the new facility.
- Demolition of the existing main hospital building.
- Creation of a temporary on grade car parking areas.

Subsequent applications were made and approved under Section 75W to make minor amendments to the hospital design. The new hospital is now complete and operational.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital site, but separate to the hospital. The location, selected for clinical reasons is within an area, previously identified for car parking and the future development of a residential building of up to nine (9) storeys.

As this was not originally conceived in the Concept Plan a separate application has been submitted under Section 75W to permit the Community Hub in Development Zone 3. This application has been approved by the Department of Planning, which allows this application to be lodged for the development of a new Community Hub building.

1.2 Aims and Objectives

The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to provide a facility that attracts and retains staff; and
- to deliver value for money to the State.

1.3 The Project Team

The team for this redevelopment project is:

Company	Role
Health Infrastructure	Client
Capital Insight	Project Director
Brookfield Multiplex	Design and Construction Contractor
Silver Thomas Hanley	Architect
Van der Meer Consulting	Structural & Civil Engineering
Lincolne Scott	Services Engineering
Advanced Environmental	Environmental Engineering
Acoustic Logic	Acoustic and Vibration engineering and
Philip Chun	BCA & DDA Compliance
Warrington Fire	Fire Engineering
GDK	Hydraulic Engineering
Halcrow MWT	Traffic and Transport
Urban Planning Outcomes	Statutory Planning

1.4 Compliance with Director Generals Requirements

Table 1 following outlines how the Project Application addresses the Director General's Environmental Assessment Requirements.

Table 1 Compliance

Requirement	Location
Key Issues	
1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: - Objects of the EP&A Act; - SEPP (Major Development) 2005; - SEPP (Infrastructure) 2007; - SEPP 55 - Remediation of Land; - NSW State Plan - Sydney Metropolitan Strategy and draft West Central Subregional Strategy; and ▪ Consideration of applicable Auburn City Council Instruments and policies; ▪ Address the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines (including the relevant Auburn City Council DCP/s) and justification for any non-compliance.	Section 4

2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality and detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the buildings achieve optimal design and amenity outcomes. The Project Application shall include detailed architectural plans.	Section 3 and Appendix E
3. Urban Design/Public Domain ▪ The EA shall address the design quality of buildings with specific consideration of the façade, massing, setbacks, articulation, materials/finishes & colours palette. ▪ The EA shall also address landscaping, safety by design and public domain, including an assessment against the Crime Prevention Through Environmental Design Principles. The EA shall provide the following documents: ▪ View analysis to and from the site from key vantage points; and ▪ Options for the siting and layout of building envelopes having regard to views from adjoining buildings, adequacy of separation between buildings on the site, impacts on the development potential of adjoining properties and solar access to properties to the south between the buildings.	Section 3 Section 4.7 Appendix E and F
4. Amenity Impacts on Neighbouring Properties The EA must the address the visual impact, privacy and overshadowing of the development on adjoining properties, with particular regard to any sensitive uses.	Section 4
5. Transport & Accessibility Impacts (Construction and Operational) The EA shall address the following matters: ▪ Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's Guide to Traffic Generating Developments and making reference to the NSW Planning Guidelines for Walking and Cycling, considering the following issues: ○ Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections and the need for funding or upgrading or road improvement works (if required). ○ Car parking arrangements, including number of spaces and compliance with the relevant parking codes and how this will minimise on-street parking; ○ Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan; ○ Demonstrate how users of the development will be able to	Chapter 4.4 and Appendix H

make travel choices that support the achievement of relevant State Plan targets; ○ Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access; ○ Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and ○ Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling).	
6. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. The EA must demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme	Section 4.5
7. Consultation Undertake an appropriate and justified level of consultation in accordance with the *Department's Major Project Community Consultation Guidelines October 2007*, and provide an outline of the proposed consultation program to be adopted.	Section 5
8. Services The EA shall address capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.	Section 3
9. Groundwater The EA is to identify whether groundwater may be encountered during excavation, the potential need to dewater and whether there are any groundwater issues including degradation.	Section 2
10. Noise and Vibration Assessment The EA shall address the issue of noise and vibration impact from the railway corridor and provide detail of how this will be managed through the design of the proposed buildings, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.	Section 4.6
General	
The EA must include:	
1. An executive summary	Page 1
2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;	Section 2 and Appendix B
3. A thorough description of the proposed development;	Section 3

4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;	Section 4
5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;	Section 4 and Section 6
6. The plans and documents outlined below;	Appendices
7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;	Page 9
8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP);	Previously submitted
9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.	Section 7
Plans and Documents	
1. An **existing site survey plan** drawn at an appropriate scale illustrating; ▪ the location of the land, boundary measurements, area (sqm) and north point; ▪ the existing levels of the land in relation to buildings and roads; ▪ location and height of existing structures on the site; ▪ location and height of adjacent buildings and private open space, and ▪ all levels to be to Australian Height Datum.	Appendix M
2. ***A Site Analysis Plan*** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).	Appendix B
3. ***A locality/context plan*** drawn at an appropriate scale should be submitted indicating: ▪ significant local features such as parks, community facilities and open space and heritage items; ▪ the location and uses of existing buildings, shopping and employment areas; and ▪ traffic and road patterns, pedestrian routes and public transport nodes.	Appendix E and Page 11
4. ***Architectural drawings*** at an appropriate scale illustrating: ▪ the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;	Appendix E

	▪ detailed floor plans, sections and elevations of the proposed buildings; ▪ elevation plans providing details of external building materials and colours proposed; ▪ fenestrations, balconies and other features; ▪ accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; ▪ the height (AHD) of the proposed development in relation to the land; ▪ the level of the lowest floor, the level of any unbuilt area and the level of the ground; and ▪ any changes that will be made to the level of the land by excavation, filling or otherwise.	
5.	***Stormwater Concept Plan*** - illustrating the concept for stormwater management	Appendix D
6.	***Landscape/Public Domain Concept plan*** - illustrating treatment of open space/public domain areas, screen planting along common boundaries and tree protection measures both on and off the site.	Appendix E
7.	***Shadow diagrams*** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm	Appendix F
8.	***View Analysis*** - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas.	Appendix E and Appendix F

1.5 Statement of Validity

Submission of Environmental Assessment

Prepared under Part 3A of the *Environmental Planning and Assessment Act 1979*

Environmental Assessment prepared by

Name:	Leoné McEntee
Qualifications:	BA (Geog), Graduate Diploma Urban and Regional Planning, Grad Dip Natural Resources Law
Address:	UPO Pty Ltd PO Box 787 Matraville NSW 2036
In respect of:	Auburn Community Hub

Applicant & Land Details

Applicant name	Health Infrastructure
Applicant Address	Level 6, 77 Pacific Highway, North Sydney
Land to be developed	Auburn Hospital, Hevington Road Auburn
Lot & DP	Lots 11, 12 and 13 in DP 873

Environmental Assessment	An environmental assessment is attached
Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director Generals Environmental Assessment Requirements dated 5th November 2009, and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.
Signature	
Date	27th November 2009

2. Site Analysis

2.1 Context

The Auburn Community Hub is located adjacent to Auburn Hospital in the western suburbs of Sydney. The regional context is characterised by a mix of low to high density residential suburbs and light industrial precincts concentrated around the Parramatta Central Business District. A wide range of ethnic groups are represented in the region with more than 30% speaking a language other than English at home.

The region has a strong focus on manufacturing and wholesale trade industries making up 40% of the area's employment base. Health and community services provide over 5% of the jobs in the region and this is expected to increase as a result of an aging population.

The nearest major tertiary educational institution to Auburn hospital is the University of Sydney Cumberland Campus at Lidcombe (5km east of the hospital) which is home to the Faculty of Health Services (FHS). The FHS is acknowledged nationally and internationally for innovation in teaching and research.

Also located in the region is the Sydney Olympic Park complex which provides an array of sporting and recreational opportunities. The major movement corridor in the regional context includes primarily road and rail services. The major roads include the Great Western Highway, Parramatta Road, Silverwater Road and the M4 Motorway. The latter is a major east-west arterial in the Greater Sydney Region. Rail services include the main Western Line, with Auburn Station the nearest station to the hospital or the South Western Line, where the nearest stations are Regent's Park and Berala.[1]

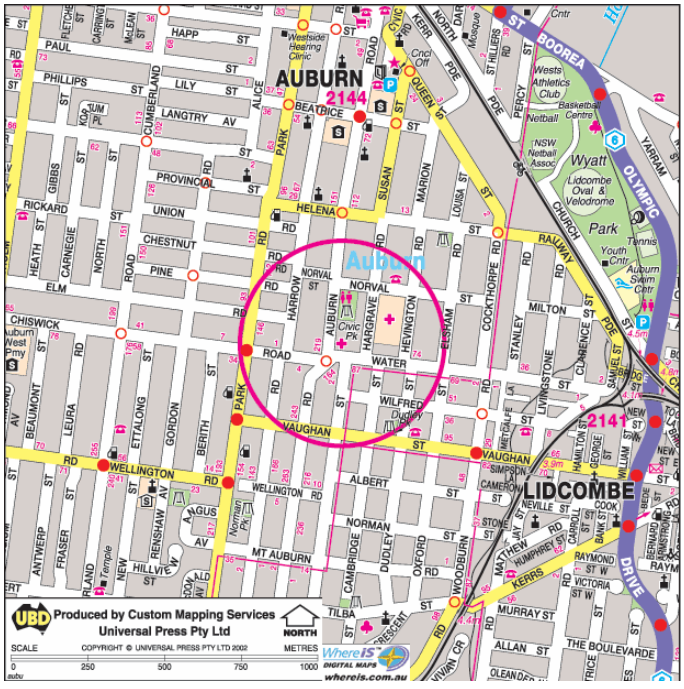


Figure 1 Site Location (not to scale)

[1] LFA (Pacific) Auburn Hospital Concept Plan application

2.2 Site Description

The building site comprises an area of approximately 840sqm located adjacent to the new Auburn Hospital on the Hevington Road side of the site. The Auburn Hospital site is bounded by Hevington Road to the East, Norval Street to the North, Hargrave Road to the West and Water Street to the South. The site is legally described as Lots 11,12 and 13 in DP 873.

2.3 Site Analysis

A Site Analysis Drawing (A-SK20) is included in the Architectural Drawings in Appendix B.

2.3.1 Zoning and Ownership

The site is zoned Residential 2b (Medium Density) under the Auburn Local Environmental Plan (2000). The 2b zoning permits the development of hospitals. Community health facilities are considered to fall within the definition of a hospital which is:

> *Hospital means a building or place (other than an institution) used for providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, care for people with developmental disabilities, psychiatric care or counselling and services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there) and includes:*
> *(a) ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or restaurants, and ancillary accommodation for persons receiving health care or for their visitors, and*
> *(b) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health care workers.*[2]

The objectives of Zone 2b are as follows:

- Permit multiple dwelling residential development on appropriate sites.
- Permit residents to work at home where there is no adverse impact on the amenity of the area.
- Permit appropriate uses in the zone that complement the residential nature and functioning of the zone.

2.3.2 Urban Character and Streetscape

The existing urban character and streetscape surrounding the hospital site is typically represented by 20m wide road corridors with landscaped verges of between 3 and 4m. While there is little evidence of significant street tree planting schemes, native specimens are evident.

The settlement pattern is a grid formation with north/south and east west street orientation. The street grid shifts at Auburn Road and Water Street to create an offset street grid pattern to the south. Auburn Road and Water Street also form the primary north/south and east/west connections respectively.

[2] Auburn Local Environmental Plan 2000



Figure 2 Development opposite proposed community hub on Hevington Road

The residential lots in the local area tend to be deep, in the order of 45-50m, with frontages ranging from 13-15m. In some cases lots have been amalgamated for multi-unit developments many of which are evident in the immediate vicinity of the hospital site.



Figure 3 Streetscape Hevington Road

The existing urban built form consists of a mixture of fibro, weatherboard and brick cottages of little architectural significance interspersed with two storey townhouses and two to three storey multi-unit apartment buildings constructed over the last 20 years.

2.3.3 Easements and restrictions

There is an existing easement on site for Telstra to access the communications tower, however this does not impact on the use of the Community Hub site.

2.3.4 Geology and soils

In April 2009, Douglas Partners[3] undertook a review of published geological information on the site as part of the Remediation Plan. The regional geology was identified as the Wianamatta Group comprising Ashfield Shale and Bringelly Shale. This formation comprises shale with occasional claystone, laminite and coal laminite with dark grey siltstone.

The soil landscapes encompass Red and Brown Podzolic soils that are shallow to moderately deep (<100cm). In areas of lower slopes and in areas of poor drainage Yellow Podzolic soils and Soloths are dominant. Based on the site elevation, the soil type identified at the site is residual clay.

Douglas Partners identified that the site lies in an area that has a moderate to high salinity potential, based on published information from the Department of Water and Energy (DWE). Typical soil conditions encountered on the site during investigation works are summarised below in Table 2. A copy of the Douglas Partners report is attached at Appendix C.

Table 2 Summary of Site Geology

Depth (m)	Material Type	Material Description
0 - 0.5	Fill	Topsoil underlain by crushed shale and clay fill materials, which included ash/slag and building rubble in parts of the site (particularly western portion) (This has now been completely remediated)
0.5 – 1.5	Clay	Silty clay, red brown to mottled grey brown, with ironstone gravels
1.0 – 6.0	Shale	Shale bedrock interbedded with layers of silty clay bands at varying depths
5.0 – 7.0	Siltstone / Laminite	Silstone/Laminite, low to medium strength, moderately weathered, fractured

2.3.5 Hydrology

Douglas Partners[4] also reported that any site surface water would flow to the east following the site topography, upon which it would be diverted to the stormwater drainage systems located on Water Street, Hevington and Hargrave Roads. This has been adopted in the design of the drainage layout and On Site Detention System – see Appendix D.

2.3.6 Hydrogeology

Groundwater searches were conducted by Douglas Partners in 2009 on the basis of groundwater bore information from the Department of Natural Resources (DNR). The search

[3] Douglas Partners, 2009 Detailed Contamination Assessment, Auburn Hospital Stage 1B
[4] op cit

revealed the presence of 15 groundwater bores within a 3 km radius of the site. Relevant bore data information is summarised as follows:

- The identified groundwater bores (GW102644, GW102646, GW102647, GW102649-GW102660) were all installed for monitoring purposes only.
- The total bore depth ranged from 8.0m to 25.0m.
- The standing water level in these bores ranged from 1.0m to 10.0m. The water bearing zone was generally encountered within the underlying siltstone and shale bedrock.
- A review of the bore data reveals that siltstone and shale bedrock was encountered at depths of 5m to 25m.

2.4 Existing transport and pedestrian environment

Generally, the site is surrounded by two way road systems. The roads typically have a carriageway of two lanes and parking against the kerb on both sides. The primary collector roads are Water Street and Auburn Road with traffic volumes in the order of 300-400 vehicles per hour. Hargrave Road, Norval Street and Hevington Road have considerably less traffic. The proposed Community Hub will have its entrance off Norval Street and via the carpark.

The intersections surrounding the site operate at good levels of service with minimal traffic delay. The main entrance to the new hospital is off Hargrave Road, with a separate ambulance access to the Emergency Department via Hargrave Road as well. Parking on the site has yet to be fully developed as part of the Hospital approval and the Community Hub will decrease the number of parking spaces available as it is located within the proposed carpark.

The pedestrian environment is somewhat limited at the present as part of the development is still under construction, however the main pedestrian access to the existing hospital is via Hargrave Road.

2.5 The existing buildings and uses

The site for the proposed Community Hub is currently vacant following the demolition of the old hospital. The site is adjacent to the new hospital as shown in the Architectural Plans shown in Appendix E.

2.6 Existing Infrastructure

The site has adequate services infrastructure which does not require augmentation for this proposal. Many of the sites services have been upgraded as part of the Auburn Hospital redevelopment. All essential infrastructure has significant expansion capacity.

2.7 Site contamination

A number of site assessments and audits have been undertaken on site as shown below in Table 3.

Table 3

Date	Action
May 2006	Preparation of a Heritage Report for the Auburn Hospital complex (Weir & Phillips 2006)
September 2006	Completion of Hazardous Materials Building Survey (DP 2006a)
October 2006	Preparation of Preliminary Contamination Assessment (DP 2006b)
March 2007	Commencement of Site Audit
April 2007	Completion of additional asbestos assessment within buildings (AirSafe 2007)
May 2007	Completion of a radiological survey by ANSTO, targeting the interior of the buildings and the outside grounds area, following review of sampling plan by Site Auditor
April 2009	Completion of Detailed Contamination Assessment (DP 2009a) following review of sampling plan by Site Auditor
May 2009	Completion of Remedial Action Plan (DP 2009b) following review and comment by Site Auditor
June 2009	Preparation of Site Audit Statement and Site Audit Report (JBS 2009)
June 2009	Commencement of remediation and validation works

The Site Audit Report prepared for the site (Area 1B – the former hospital site) by JBS Environmental Pty Ltd is in accordance with the Concept Plan approval for the Auburn Hospital and is attached at Appendix G. This report includes the opinion that:

" *the site assessment and proposed remedial activities are considered to have met the requirements of the Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd Edition) (DEC 2006).*

The soils in parts of the site have been impacted with PAHs and asbestos at levels which require remediation for the proposed landuse. There was no other soil contamination identified as part of the site assessment works which is considered to require remediation or management.

The site can be made suitable for the proposed landuse (i.e., continued hospital use, community health centre which may include a children's day care centre and associated carparking and landscaped areas) based on the successful implementation of the soil remediation and validation works detailed in the Remedial Action Plan prepared for the site [by Douglas Partners, 2009]*".*[5] A final draft copy of the Report on Remediation and Validation Assessment prepared by Douglas Partners in October 2009 is attached at Appendix C. This report clears the site of any contamination and will be signed off by the Auditor in the near future.

2.8 Suitability of the Site

There are no environmental, economic or social constraints to development of the Community Hub in this location.

[5] JBS Environmental Pty Ltd, 2009, Sire Audit Report.

3. The Project

3.1 Introduction

The Auburn Community Hub has been planned for some time but was originally intended to be located closer to the main centre of Auburn. However with the redevelopment of the Auburn Hospital site, it was considered more appropriate to collocate the community services facilities in close proximity to the new hospital. The Community Hub will provide services in a range of ambulatory areas including:

- Diabetes education
- Vascular disease education and monitoring;
- Drug and alcohol counselling,
- Needle exchange;
- Population health;
- Podiatry;
- Mental health; and
- Other outreach services.

3.2 Design Objectives

The design of the Auburn Community Hub was developed in response to a series of objectives both in terms of function and form. These are summarised below.

- The design must support the integrated service model as well as providing a patient centred and safe environment for patients, visitors and staff.
- The design must clearly reflect innovative, functionally efficient and environmentally sustainable design.
- It needs to address access issues for the wide range of patients, staff, students and community members using the facility, including a range of age groups, a highly diversified and unique cultural mix and people with a range of disabilities and impairments.
- The building must maximise daylight and external views to spaces in the facility while maintaining energy efficiency requirements.
- The façade of the building should be articulated to avoid large flat surfaces on the façade.
- The entry should be designed to draw visitors into a welcoming space and the internal design should reflect an open space feel to help lesson the clinical feeling of the facility.
- Glazing must ensure maximum light penetration while allowing for privacy for people in consult rooms.
- The proposed building materials should blend with those of the Auburn Hospital while maintaining a separate identity for the Auburn Community Hub, which reflects a more “office feel” rather than a hospital.
- The building layout should promote easy orientation and way finding and provide a sense of place and to ensure a ‘user friendly’ environment for patients, visitors and staff.
- Safety and security of staff shall be facilitated by minimising the number of entries and exits and providing clear vision lines.
- The facility shall comply with all appropriate regulations, codes of practice and standards, to ensure the safety, comfort and security of all patients, visitors and staff and delivery of best practice health care, including provision for quality control, infection

control, personal security, risk management and achieving operational efficiencies and patient safety. Safe play facilities must be available for children near waiting areas.

- As the Auburn LGA has a highly diverse population with a unique cultural mix, it is essential that the redevelopment proposals acknowledge this diversity and incorporate specific design features to accommodate the cultural and social needs of the population.

3.3 Building Design and Placement

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The Community Hub is proposed to be sited on the south eastern end of the on-grade carpark and against the new courtyard that is currently being constructed as part of the Stage 1A works on site. The carpark is currently designed into two parts, the western end and the eastern end. The western end of the carpark will continue unaffected by the Community Hub. This will ensure that the new hospital will be serviced by a large carpark for use by staff, patients and visitors to the new hospital.

The Community Hub building footprint has been designed to ensure a minimal loss of carparking spaces on the eastern half of the site. It has a floor area of 838 sqm and a GFA of 2514sqm. The overall height of the building is approximately 14 metres at RL 40.455 maximum of feature. A terrace for use by staff is located on level 3 in the north eastern corner.

A structural grid of 8.4 x 7.5 has been designed to maximize structural efficiency and reduce the amount of structural columns. The fire stairs and lifts are structural cores providing lateral support at either end of the structure.

The first floor level has been set at RL 26.550, allowing interconnectivity between the external paved courtyard and the internal spaces of the building. All other floor levels of the community hub match those of the new hospital building. The site has a level difference of approximately 4.0 metres between the main entrances of the Community Hub and the Auburn Hospital. Pedestrian access between the two entrances will be provided by a ramp. The existing ramp connecting the main entrance of the Hospital and the Western carpark will be extended to end immediately adjacent the Community Hub.

A back of house entry will allow for delivery of supplies and for the disposal of waste and recyclables by hospital staff via the Hospital Loading Dock. Waste and recyclables will be stored in the appropriately located Disposal Room from which staff may collect or wheel out the bins for collection.

The Needle and Syringe Vending machine has been located discreetly behind the returned elevational feature ribbon, ensuring it is not visible by the neighbours immediately opposite the hospital. The vending machine will be easily accessible from Hevington Street and the landscaping will be sufficiently spaced to provide an appropriate balance between screening and security requirements. (Refer Drawing A-SK1 in Appendix E)

3.3.3 Materials and Finishes

The façade has been developed to ensure that it is in keeping with the character of the surrounding built environment and the Hospital itself, but clearly having its own character and presence. The major element traversing the northern elevation is the copper coloured ribbon that frames the elevational components of the façade. The Ribbon provides the first floor northern windows with the shading from the summer sun and metamorphoses into framing the entry area and then into becoming the covered awning to the car lay-off.

The curtain wall glazed element works with the ribbon to guide the public to the entry of the building and provide natural light into the vast open circulation and waiting areas of the facility. The mass of natural light permeating into the building's main public area will insinuate good health and wellness into the facility and filter into the connecting corridors servicing the various community health services.

The horizontal nature of the brick and glazed banding borrows from the existing hospital, but has its own DNA with the continuous glazed elements. The horizontal glazed elements are framed with accent brickwork reading as columns. The earthy brickwork is then capped by a lighter coloured and framed façade panel mimicking the main hospital, but juxtaposing itself by way of the white accent panel as opposed to the hospital's red. This reinforces its own identity as a separate facility providing specialist health services. Photographs of the materials and finishes are provided on Drawing A-SK17[B] in Appendix F.

3.3.4 Landscape

The proposed landscape reinforces the existing campus strategy, with Brushbox (*Lophostemon confertus*) trees lining the nature strip in accordance with the Department of Planning conditions of approval. The secondary line of Water Gums (*Tristaniopsis laurina*) frames the eastern boundary and acts as a gateway and screen to the eastern carpark and Community Hub Building. The spacing of 7.5 metres between the Water Gums will be sufficient to provide visual connectivity between the public domain and the site ensuring that security is not compromised.

As per the western carpark, the bituminous hardscape is broken up and softened by Honeylocusts (*Gleditsia* 'Sunburst') and Paperbarks (*Melaleuca quinquenervia*).

The main northern elevation of the Hub is separated from the carpark by a line of hedge planting consisting of Dwarf Bottlebrush (*Callistemon* 'Captain Cook') that will grow to a maximum height of 600mm. This hedge planting will mirror the horizontal elements of the façade and control the pedestrian traffic to the footpath heading towards Hevington Road. The other landscaped component is located west of the car lay-off area to the Community Hub, where Dwarf Bottlebrush is the main hedge planting with a stand of Gymea Lilies (*Doryanthes excelsa*)

providing scale and verticality. Appendix L provides pictorial examples of the selected landscape species.

The courtyard between the Hub and the new Hospital has been previously approved as part of the hospital development. The New Hub will be constructed immediately against the courtyard edge to maximize the available site for the new Community Hub building and to provide the visual connection between the interior spaces of the Hub with the Courtyard.

3.4 Staging and Timing

The proposed Hub will be built in one stage and as soon as approval is given. The ability to use existing contractors on site as part of the existing approved Hospital redevelopment provides a significant financial saving for the project. Construction is programmed to commence in early 2010 subject to receiving Ministers approval this year.

3.5 Traffic management and car parking

A comprehensive traffic and transport study was undertaken as part of the application for the Auburn Hospital Concept Plan and the Project Application for the Hospital. The proposed Hub, while not expressly considered at that time, does not constitute a significant impact on traffic, car parking or transport infrastructure. To assess the potential impacts, Halcrow MWT (previously Masson Wilson Twiney) have undertaken a review of their original assessment of 2006. In the 2006 assessment of the Concept Plan, it was determined that:

- Prior to the redevelopment of the Hospital there was a significant demand for on street parking by Hospital related activities due to a lack of accessible on site parking provisions.
- The redevelopment of the Hospital (at each stage) would significantly improve the on site parking provisions compared to the then existing situation, and hence reduce demand for on street parking.
- The surrounding road network would continue to operate with good levels of service and spare capacity with the redevelopment of the Hospital site.
- The Hospital is serviced by both rail and bus services.
- Surveys of staff travel behaviour indicated a high proportion of staff driver to the site (50%). However approximately 43% of staff arrived as a passenger in a car indicating good potential for car share arrangements.

In the interest of further promoting the use of public transport, the Department of Planning (DOP) included a modification in the Concept Plan Approval limiting car spaces on site to 358, including spaces for people with a disability.

The Halcrow study states that the hub will not impact adversely on the surrounding traffic flows it recommends a range of demand management measures which are further discussed in Section 4.

A copy of the Halcrow MWT review is attached at Appendix H.

3.6 Engineering and Services

3.6.1 Stormwater

Stormwater will be implemented in accordance with the Drainage Layout and Onsite Detention Plan (Drawing C-9630) in Appendix D. This is consistent with Councils OSD requirements.

3.6.2 Sewer

An existing sewer services the site and the new Community Hub will be connected with the Sydney Water sewer on the corner of Hevington and Norval Street. This sewer has sufficient capacity.

3.6.3 Water

Sydney Water has advised that there is sufficient water available and services will be connected through the existing Auburn Hospital service.

3.6.4 Gas

Gas will be supplied via the existing Auburn Hospital service.

3.6.5 Water and Energy Conservation Measures

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation. While the mechanical and electrical designs have yet to be finalised, some of the components of these that will contribute to the Green Star Standard are listed in Section 4.4.5.

In respect to water conservation, the intention is to connect to the in ground rain water harvesting tank on the new Auburn Hospital and to use this water for irrigation and landscape maintenance. All facilities within the building will be AAA rated and all toilets will be dual flush. Water metres will be installed on the project to monitor water use with the intention reduce usage of potable water as time goes on.

3.6.6 Electrical Services

The electrical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.6.7 Mechanical services

The mechanical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.7 Compliance with the Approved Concept Plan

While the approved Concept Plan did not envisage the Community Hub to be located within the grounds of the Auburn Hospital complex, the proposal is consistent with the principles of the Concept Plan approval. An amendment to the approved Concept Plan has been approved to allow for the Community Hub to be located as proposed by this application.

Car parking, amenity and other aspects of the proposal are not inconsistent with the overall Concept plan approval.

4. Environmental Assessment

4.1 Objectives of the Environmental Planning and Assessment Act 1979

The objects of the *Environmental Planning and Assessment Act 1979* (EP&A Act) are:

(a) to encourage:
  (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
  (ii) the promotion and co-ordination of the orderly and economic use and development of land,
  (iii) the protection, provision and co-ordination of communication and utility services,
  (iv) the provision of land for public purposes,
  (v) the provision and co-ordination of community services and facilities, and
  (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
  (vii) ecologically sustainable development, and
  (viii) the provision and maintenance of affordable housing, and

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

The proposed Community Hub is consistent with the objectives of the EP&A Act as they apply to the proposal. Specifically, the proposal ensures the proper management of resources, by providing a state of the art community hub facility in a location which maximises the access opportunities for the community and the collocation benefits of being close to the acute hospital. The proposal promotes the orderly use of the land through this co-location and sharing of resources and provides the land for public purposes. The proposal coordinates community facilities in a single "hub" to minimise fragmentation of services infrastructure.

The Community Hub is consistent with the sharing of responsibilities between various levels of government by providing accommodation for community and outreach functions. The Concept Plan process that has been undertaken for the Auburn Hospital redevelopment provided opportunities for the community to be involved in the planning for this significant health facility. Additional consultation has been undertaken and is outlined in Section 5.

4.2 Relevant Environmental Planning Instruments and Guidelines

4.2.1 State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 aims to provide a State wide planning approach to the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. The SEPP achieves this by specifying when consent is required, and when it is not required, for a remediation work, and by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements.

When a development application is lodged with a consent authority the consent authority is not able to grant consent unless it has considered:

(a) whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The Contamination and Site Audit Report attached at Appendices C and G respectively comply with the provisions of the *Contaminated Land Management Act 1997* and SEPP 55 and establishes the ability of the site to be free of contamination and fit for purpose following implementation of the Remediation Action Plan (RAP) which has now been completed and signed off in draft – refer Appendix C.

4.2.2 State Environmental Planning Policy (Major Development) 2005

Schedule 1 of the Major Development SEPP sets out the classes of development that qualify as Major Development, specifically Group 7 Clause 18 It states that:

(1) Development that has a capital investment value of more than $15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:

(a) day surgery, day procedures or health consulting rooms, or
(b) accommodation for nurses or other health care workers, or
(c) accommodation for persons receiving health care or for their visitors, or
(d) shops or refreshment rooms, or
(e) transport of patients, including helipads and ambulance facilities, or
(f) educational purposes, or
(g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or
(h) any other health-related use.

(2) For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.

On that basis and the previous opinion provided under Clause 6, the project is considered one to which the Major Development SEPP applies. This application has been prepared according to the provisions of Part 3A of the EP&A Act, the Major Projects SEPP and the site specific Director General's Environmental Assessment Requirements dated 5th November 2009.

4.2.3 State Environmental Planning Policy (Infrastructure) 2007

This Policy commenced on 1st January 2008 and repealed SEPP 8 and others relating to significant infrastructure provision.

However as the proposed development in this case is declared to be a development to which Part 3A applies, Clause 8 of the Infrastructure SEPP places it in a subordinate position to the Major Development SEPP and therefore the provisions of the Infrastructure SEPP do not apply to this proposal.

4.2.4 NSW State Plan 2009

The NSW State Plan is the NSW Government's long term plan to deliver services to the people of NSW. It sets priorities for Government action, based on input from communities across NSW for the future of NSW. The Plan addresses Government services and direction across ten (10) key areas:

1. Better Government
2. Supporting Businesses and Jobs
3. Better Transport
4. Clever State
5. Healthy Communities
6. Green State
7. Urban Environment and Lifestyle
8. Strengthening Communities
9. Keeping People Safe
10. Delivering for Priority Groups

This project falls largely within the "Healthy Communities" area and meets several of the Government priorities in this respect. The key target areas of the State Plan for healthy communities are:

- Improve and maintain access to quality healthcare in the face of increasing demand
- Improve survival rates and quality of life for people with potentially fatal or chronic illness
- Improve health in the community
- Reduce potentially preventable hospital admissions
- Improve outcomes in mental health

The Community Hub project will deliver on those priorities through provision of the following services and programs:

- Diabetes education
- Vascular disease education and monitoring
- Drug and alcohol counselling and education, including the needle exchange
- Population health services.
- Mental health programs, including enhanced early intervention and support services for young people.

On that basis, the Community Hub is considered to be consistent with the relevant priorities and targets of the NSW State Plan 2009.

4.2.5 Sydney Metropolitan Strategy

The Sydney Metropolitan Strategy "City of Cities" was released in December 2005 and provided a "Plan for Sydney's Future". It has five (5) key aims to achieve the vision for Sydney in 2031. These are:

1. Enhance liveability
2. Strengthen economic competitiveness
3 Ensure fairness
4 Protect the environment
5 Improve governance

In order to implement these aims, a series of Subregional Strategies have been developed to provide area specific objectives and an implementation methodology for their achievement. The Subregional Strategy that deals with the Auburn Hospital site is the draft West Central Subregional Strategy.

4.2.6 Draft West Central Subregional Strategy

The draft West Central Subregional Strategy aimed to guide land-use planning until 2031 in the Auburn, Bankstown, Fairfield, Holroyd and Parramatta local government areas. Key directions in the Strategy include:

- Retaining and protecting strategic employment lands to help provide jobs closer to home
- Strengthening Parramatta as one Sydney's main city centres
- Planning for a broader range of roles for Sydney Olympic Park
- Supporting the continuing development of the Westmead Specialised Centre
- Promoting Bankstown as a Major Centre
- Improving connections between centres and access to regional open space

The strategy recognises the continuing role of Auburn Hospital in the future planning for the subregion and looks to improve the services and accessibility to health care. This is consistent with the objectives for Health Services in the 2008-2009 NSW State Infrastructure Strategy which is the umbrella that drives the various NSW Government strategic plans.

This proposal is considered to be consistent with both the Metropolitan Strategy and the draft Subregional Strategy.

4.2.7 Auburn Local Environmental Plan 2000

The site is zoned Residential 2b and the proposed development is permissible with Consent in terms of Clause 12 of the Auburn Local Environmental Plan 2000 (ALEP).

Clause 14 provides restrictions on development in residential zones It provides that consent may only be granted for development on land within the 2(b) zone if, in the opinion of the consent authority, it is compatible with the existing and likely future character and amenity of nearby properties in terms of:

(a) its scale, bulk, height, siting and landscaping, and
(b) its operation, and
(c) traffic generation and car parking, and

(d) noise, dust, light and odour nuisance, and
(e) privacy, and
(f) stormwater drainage, and
(g) hours of operation, and
(h) overshadowing.

These issues have been considered in the application and based on this assessment and the attached drawings in Appendix E the proposal is considered to be consistent with the existing and future character of the area.

Clause 43 of ALEP deals with development in the vicinity of heritage items or heritage groups and requires the consent authority to take into account the likely effect the proposed development will have on the heritage significance of the heritage item or heritage group before granting consent to development on land in the vicinity of a heritage item or heritage group.

An Archaeological Impact Assessment and Mitigation Strategy was prepared by Cosmos Archaeology Pty Ltd in March 2007 and an Interpretation Strategy for the Auburn Hospital Site prepared by Graham Brooks and Associates in May 2007. Both these reports are attached in Appendices I and J respectively. The finding of these reports indicate that the area in which the Community Hub will be located may contain some material of archaeological or historical value – depending on the depth of excavation required. Archaeological monitoring in Area 1b was recommended by Cosmos Archaeology and this has now been completed. Nothing of significance was found during this process and a summary of the monitoring is attached at Appendix K

Clause 48 of ALEP prevents the consent authority from consenting to development in Zone No 2 (a), 2 (b), 2 (c), 3 (a), 3 (b), 4 (a), 4 (b), 4 (c) or 4 (d) if it considers that the development will prevent the surrounding lots from being developed in accordance with the ALEP.

The proposed Community Hub will not prevent any surrounding lots from achieving their development potential under the ALEP.

Clause 51 deals with contaminated land and requires development consent and consideration of the *Contaminated Land Management Act 1997* and State Environmental Planning Policy No 55-Remediation of Land. A discussion on compliance with these requirements is above in Section 4.1.1.

4.2.8 Auburn Section 94 Development Contributions Plan, 2007

Auburn Councils Section 94 Plan contains a policy on development by the Crown. It states:

> *Excepting compliance with any direction issued from time to time, Council holds the view that development by the Crown should be subject to development contributions in the same manner as development by a private developer, and will, where appropriate, seek the Minister's written approval and consent before imposing conditions on Crown development requiring development contributions. This does not preclude Crown development from arguing a case for merit exemption in the same manner as a private developer*.

The s94 Plan however does not require any contributions for hospital related development or that of community health facilities.

4.2.9 Auburn DCPs 2000

The Auburn DCPs are a series of policies which apply to various types of development and/or development in various locations. The **general objectives** of the plans are:

(a) To identify the criteria and process for assessing applications, and to outline the responsibilities of both Council and applicants.

(b) To outline the broad strategic planning intentions for Auburn, and to provide detailed development controls to ensure that future development is consistent with this vision.

(c) To specify criteria relevant in determining what is exempt and complying development.

(d) To comprehensively outline all criteria which would be relevant to the broad types of development, covering issues including urban character, landscaping, transport, traffic and access, car parking, advertising signs, ecologically sustainable development, waste management and pollution control.

(e) To specify criteria to be applied in the assessment of development in residential areas, and

(a) to ensure that such development is consistent with the existing and planned character of individual localities.

(f) To provide controls for development within the business and industrial areas of Auburn to ensure that development is consistent with the planned urban form and character of the commercial centres.

(g) To provide detailed planning controls for specific types of development such as child-care centres and brothels.

(h) To specify the minimum standard of information to be submitted with any development application.

While most of the criteria contained within the DCPs do not apply to a Community Hub development, the general provisions have been considered as relevant issues. The **Car Parking and Loading DCP** provides general principles for the provision of parking and loading facilities as well as specific standards for layout and design. These have been considered in previous applications on the site and generally comply with the DCP requirements.

The **Stormwater Drainage DCP** applies to all development within Auburn and has the following objectives:

- to preserve and protect the amenity and property of existing residents, property owners and the community.
- to ensure the safety of residents and the community.
- to meet reasonable expectations and statutory requirements for the development of properties.
- to protect the physical environment and receiving waters of catchments.

The DCP contains performance criteria and development standards that apply to development. The proposal complies with these criteria.

Other aspects of the DCPs apply specifically to construction activities and are addressed, where relevant, in the draft Statements of Commitment in Chapter 6.

4.3 Amenity Impacts

The Community Hub proposal is located within the Auburn Hospital site. While the original Concept Plan did not envisage this location, the current proposal provides a superior resolution for the delivery of community services.

The proposal does not have any adverse impacts on neighbours, traffic (see below) or the general amenity of the area – including the hospital environment. The proposed location of the needle/syringe vending machine and sharps disposal facility has been thoughtfully located to respect the anonymity and safety of users of the facility as well as safety and security of the rest of the community. This service has been available in Auburn since the early 1990s without detrimental impact and protocols are in place to ensure appropriate levels of security – including the patrols of security guards.

4.4 Transport and Accessibility Impacts

As part of the Stage 1 development of the Auburn Hospital site an at grade car parking facility is provided on the northern portion of the site. The car park which was planned to provide a total of 217 parking spaces is accessed via three separate driveways to Hargrave Road, Norval Street and Hevington Road. Additional parking is provided on the site in dispersed locations providing a total on site parking provision of 228 spaces.

The proposed Community Hub building would be located within the at grade car park immediately adjacent to the Auburn Hospital Building and would result in the loss of 44 spaces during Stage 1 from within the main car parking area in the northern portion of the site. The vehicle and pedestrian access to the site would remain unchanged from that approved. The total proposed parking provision for Stage 1 following construction of the Community Hub building would be 184 parking spaces.

While this is a reduction of parking provision for Stage 1, the provision of 184 spaces complies with Condition B11 of the consent and is consistent with the transport objectives established by the DoP (and Ministry of Transport) to encourage increased public transport usage via decreased parking provisions.

Not withstanding the above, that the following measures will be introduced to further encourage non - car driver modes of transport and / or more sustainable car usage:

1. Small Car Spaces

- Increased provision of small car spaces within the car park to encourage use of more fuel efficient vehicles.
- Small car space provision is associated with Green Star ratings.
- Up to 25% of spaces could be allocated and designed as small car spaces.

2. Bicycle Parking Facilities

- Bicycle users accessing the Community Hub will be able to access the shower and locker facilities within the Hospital.
- Additional bicycle parking / storage facilities will be provided within the car park.

3. Motorcycle Parking Spaces

- With the provision of small car parking spaces, additional area will be available within the car park. This area could be allocated and designed for motorcycle parking.

4. Car Sharing

- The staff travel survey undertaken as part of the Concept Plan identified a significant proportion of staff travel as car passengers. This generates potential for car share use.
- Initially up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.
- Car sharing could be operated either as part of a travel management plan for the Hospital/Community Hub or potentially by a commercial operator

5. TravelSmart Incentive Program

- As identified during the Concept Plan assessment process, the implementation of a TravelSmart program would be a valuable management tool to encourage increased awareness of public transport options for staff and visitors (and residents during Stage 2).
- A TravelSmart program should be a holistic plan which incorporates the Hospital and the Community Hub.

Overall it is considered that the above measures, combined with the Ministry of Transport's improvements to the Integrated Network Plan for Bus Contract Region 13, will facilitate improved access to and greater encouragement to use non private vehicle (as driver) modes of transport.

Traffic Implications

The Concept Plan traffic assessment determined that the surrounding road network could adequately accommodate the traffic generation of the Concept Plan development. The existing road network was determined to operate satisfactorily with good levels of service (LoS A) and significant spare capacity.

Observations indicate that the road network is operating satisfactorily with the Stage 1 Auburn Hospital development. The construction of the proposed Community Hub with the reduction in on site parking is not anticipated to change the existing traffic generation or network operating conditions.

As identified above, the Stage 1 car park access arrangements would remain unchanged by the Community Hub development proposal. As such there would be no change to the interaction between the external and internal road networks.

Public Transport

The proposed Community Hub development would not change access to existing public transport services (ie. bus stop access).

Pedestrian and Cycling

The proposed Community Hub development would not change the proposed pedestrian access arrangements for the Stage 1 works and therefore is consistent with the current approval. The provision of cycle parking and end of trip facilities is consistent with the *Planning Guidelines for Walking and Cycling.*

Service Vehicle Arrangements
It is proposed to provide a dedicated loading bay on the southern side of the Community Hub building. Access to the loading bay would be via the Hospital's service vehicle access driveway and thus be separated from staff / visitor car access and thus reduce potential car / service vehicle conflicts.

Summary
In summary it is considered that the proposed Commuity Hub development and the associated car parking arrangements are considered to be consistent with the DoP approval for the Stage 1 and Concept Plan developments of the Auburn Hospital site.

With the implementation of the suggested traffic management measures, it is considered that increased use of non private vehicle modes of transport can be achieved and offset the reduction in total Stage 1 on site parking provision.

4.5 Ecologically sustainable development

The Project has been assessed against the following four principles of ecologically sustainable development listed in the *Protection of the Environment Administration Act 1991:*

- the precautionary principle
- the principle of social inter-generational equity
- the principle of biological diversity and maintained ecological integrity
- the principle of improved valuation and pricing of environmental resources.

4.5.1 Precautionary principle

The precautionary principle states that:

if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:

(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(ii an assessment of the risk-weighted consequences of various options.

In the design of this proposal, key issues have been taken into consideration to ensure that serious or irreversible damage does not occur as a result of these works. This has included a thorough review of hazardous materials and contamination and the implementation of remediation measures to avoid risk. The selection of materials and construction methods has also been included in this assessment.

On that basis the proposal meets the requirements of the Precautionary Principle.

4.5.2 Principle of inter-generational equity

The principle of inter-generational equity states that:

the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations….

The site is within a highly urbanised environment. The operation of the proposal would not result in any impacts that are likely to impact on the health, diversity or productivity of the environment for future generations.

The greatest life-time energy impact of a building is its operational energy consumption. A number of features have been included in the design to reduce the environmental footprint of the proposal to maintain the environment for future generations, including the use of Green Star to achieve a high level of energy efficiency for the project.

The proposal is therefore considered to be consistent with the principle of inter-generational equity.

4.5.3 Principle of biological diversity and ecological integrity

The principle of biological diversity and ecological integrity states that:

> '*Conservation of biological diversity and ecological integrity should be a fundamental consideration.*'

On the basis that the proposal is the redevelopment of the existing site, it is concluded that impacts upon the ecological integrity will be negligible.

The proposal therefore considers the principle of biological diversity and ecological integrity.

4.5.4 Improved valuation of environmental resources

The principle of improved valuation of environmental resources states that:

> *environmental factors should be included in the valuation of assets and services, such as:*
> *(ii) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
> *(iii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
> *(iv) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.*

The proposal has been designed to minimise adverse impacts on the environment by:

- siting infrastructure at locations that have been disturbed by previous land uses, and
- putting in place specific design measures to lesson the environmental impact on the area.

Although these measures did increase the costs associated with construction and in some cases the operation of the proposal, it has resulted in a higher quality environmental outcome which significantly reduces the buildings impact. This indicates that environmental resources

have been assigned a significant value and this has been taken into consideration during the concept design stage.

The proposal therefore appropriately values environmental resources.

4.5.5 Environmental design

The Auburn Community Hub will include a high standard of environmental design. The project team is targeting a 4 Star Green Star Office Design v3, which would equate it to the top 25% of building projects in terms of sustainable design. A key part of this Green Star strategy is a focus on energy efficiency. Though the project has not achieved a final internal (electrical and mechanical) design, we anticipate that the initiatives included in the Green Star strategy will assist the project in performing well. Energy efficiency initiatives that are scoped for inclusion in the project include:

- High standard of passive design, including;
  - Low emissivity (low-E) double glazing
  - Insulation
  - Shading
- VAV air conditioning system with:
  - Perimeter and central zoning
  - High efficiency chiller
  - Variable Speed Drives
  - Outside air economy cycle
  - Supply air temperature reset
  - CO^2 sensors
- Lighting system with;
  - AESY84440A.0.0.MCP91105 - Energy Strategy.doc 2 Form Revision: J 01/07
  - 2 W/m²/100 Lux design target
  - Individually switch controls for each room
  - Lighting zones no larger than 100m²

4.6 Noise and Vibration Impacts

There will be no significant noise or vibration impacts above the construction noise expected. There are no driven piles or rock hammering proposed as part of this application. Any impacts from noise and vibration will be managed in accordance with a Construction Environmental Management Plan – refer Statements of Commitment.

4.7 Crime Prevention Through Environmental Design

Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'

- removing conditions that create confusion about required norms of behaviour.

In order to achieve these outcomes, there are four (4) principles used to assess projects to ensure the opportunity for crime is minimised. These are surveillance, access control, territorial reinforcement and space management. In terms of the Community Hub project, these issues are dealt with as follows.

4.7.1 Surveillance

The design of the building allows a clear open frontage which is easily seen from the car park and the street. The Terrace on the upper levels provides opportunities for overlooking onto the street providing passive surveillance. Closed Circuit TV cameras will also be installed in the car park at the boom gates and around the building.

The entry and car park will be well lit with an appropriate level of lighting to ensure safety of users and to minimise light intrusion into properties across the road. The landscaping of the facility and the car park has been selected to maximise clear sight lines and visual connectivity without compromising security. Species have been selected to ensure clear trunks and appropriate spacing has been allowed between trees to fulfil this objective.

4.7.2 Access control

The facility will have security access at the entry and a clear open lobby area. Closed Circuit TV and security personnel are employed to patrol the area of both the Community Hub and the Hospital. Again landscape is used here to identify the entry and to provide an area for people to gather without causing a security risk. The use if Gymea Lillies provides a sense of enclosure to the entry foyer while maintaining clear visual contract with the surrounding area.

4.7.3 Territorial reinforcement

The community nature of the facility and the maintenance of the area and landscape will significantly contribute to the reinforcement of the place as a public place and one that is safe.

4.7.4 Space management

As mentioned above, the Community Hub will be well maintained through the SWAHS existing maintenance program which includes removal of graffiti and rubbish and regular clearing of the exterior of the buildings. This creates the sense of a well respected facility that is cared for by both the staff and the users of the facility.

5. Consultation

There has been considerable consultation with the major agencies and Auburn City Council since the inception of the redevelopment of the hospital and the Concept Plan for the sites in 2006. This includes addressing a number of issues raised following the exhibition of those plans.

In addition to this, the Sydney West Area Health Service (SWAHS) has provided information about the Community Hub and the services and facilities to be provided by the Hub to the following:

- Auburn Council's General Manager
- The Local Member for Auburn, The Hon. Barbara Perry
- The Flemington Local Command of the Police Service
- Hospital Staff

This consultation is part of an ongoing communication strategy between the SWAHS and their local communities. A specific communication framework is being developed by the SWAHS to provide ongoing information about the project as it progresses. This will be based on the strategy used for the Auburn Hospital project.

We believe this level of consultation, combined with the public exhibition of this application to be adequate and appropriate for this project.

6. Draft Statement of Commitments

6.1 General Commitments

G1 Health Infrastructure, Brookfield Multiplex and its partners are committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act 1979*. The construction and operation of the Community Hub facility will be undertaken in accordance with Best Practice environmental management policies in place at the relevant time through the sites development.

G2 The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

G3 The development will comply with the Building Code of Australia 2008.

G4 The proponent will continue to liaise with the local community through Auburn City Council during the development process.

G5 The new building will be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to the Department that structural works are in accordance with the approved project application.

G6 A separate application will be made to Auburn City Council for approval under Section 68 of the *Local Government Act, 1993*, for the erection of hoardings or scaffolding in a public place, if required.

G7 The development and its uses will be in accordance with the approved Project Application as described in this Environmental Assessment.

6.2 Prior to Commencement of Works

P1 Detailed construction design details will be submitted to the Director prior to the commencement of construction works.

P2 All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and Australian Standard AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

P3 Prior to commencement of works, a Construction Environmental Management Plan (CEMP) will be prepared. This plan will include procedures for the following:

- Contact details of the site manager;
- Air quality/dust control;
- Noise and Vibration Management;
- Waste management;
- Community access and safety;
- Site specific soil erosion and sediment control;
- Traffic and pedestrian management;

- Storage and handling of materials;
- Environmental training and awareness;
- Contact and complaints handling procedures;
- Emergency preparedness and response;
- Site induction, OHS&R management and training;
- Services disruption planning and management;
- Site contamination review and remediation, hazardous materials and contamination management.

P4 Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's and Sydney Water's requirements prior to the commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

P5 A Traffic and Pedestrian Management Plan will be prepared that will identify:

- The number and location of car parking spaces required by construction workers,
- Ingress and egress of vehicles to the site,
- Loading and unloading, including construction zones,
- Predicted traffic volumes, types and routes, and
- Pedestrian and traffic management methods.

P6 A sign will be erected in a prominent position on the site prior to the commencement of works in indicating the nature of the project and the Project Director and contractor contacts details.

P7 All electrical and mechanical services plans will be submitted to the Department for information prior to construction.

6.3 During Construction

D1 Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).

D2 Erosion and Sediment Control will be implemented in accordance with the Erosion and Sedimentation Plan which will be submitted to DoP prior to construction and these measures will be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.

D3 Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood, hospital and other workers during construction. These will include:

- Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions,
- Earthworks and scheduling activities will be managed to minimise the amount of time the site is left cut or exposed,

- All materials will be stored or stockpiled at the best locations,
- The surface will be dampened slightly to prevent dust from becoming airborne, without creating runoff,
- All vehicles carrying spoil or rubble to or from the site will be covered to prevent the escape of dust or other material,
- All equipment wheels will be washed or other action taken to avoid soil leaving site before exiting the site,
- Gates will be closed between vehicle movements and will be fitted with shade cloth, and
- Cleaning of footpaths and roadways will be carried out as required.

These will also be documented in the CEMP.

D4 The hours of construction, including the delivery of materials to and from the site, will be:
7:00am and 6:00pm, Mondays to Fridays inclusive;
7:00am and 1:00pm, Saturdays;
No work on Sundays and public holidays.

Works will only be undertaken outside these hours where:

- The delivery of materials is required outside these hours by the Police or other authorities;
- It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm;
- The work is approved through the Construction Environmental Management Plan; and
- Residents and others likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

D5 Rock breaking, rock hammering, sheet piling, pile driving and any similar activity will only occur between the hours below unless otherwise approved in the Construction Environmental Management Plan committed to above:

D6 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

D7 All waste disposal will occur in accordance with the *Protection of Environment Operations Act* and Regulations and EPA Environmental Guideline: Assessment, Classification and Management of Liquid and Non-liquid Wastes (1995).

All wastes generated by the project shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials.

D8 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.

D9 Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.

D10 The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:
- AS 1428 Part 1.
- The Building Code of Australia.

D11 Access and Safety protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the site to ensure the safety of work personnel and visitors.

D12 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.

D13 In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of Environment and Climate Change will be informed in accordance with Section 91 of the *National Parks and Wildlife Act 1974*.

D14 The requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development will be complied with.

D15 All buildings will be ventilated in accordance with relevant codes.

D16 All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

6.4 Prior to Occupation or Commencement of Use

O1 A Fire Safety Certificate will be provided to the Department for all the Essential Fire or Other Safety Measures forming part of application.

O2 Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation will be submitted to the Department and Council for information purposes only.

O3 Up to 25% of spaces will be allocated and designed as small car spaces.

O4 Bicycle parking facilities will be provided within the car park.

O5 Additional area available within the car park as a result of small car spaces will be allocated and designed for motorcycle parking.

O6 Up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.

O7 A travel management plan will be implemented for the Hospital/Community Hub.

O8 A TravelSmart program will be implemented to encourage increased awareness of public transport options for staff and visitors

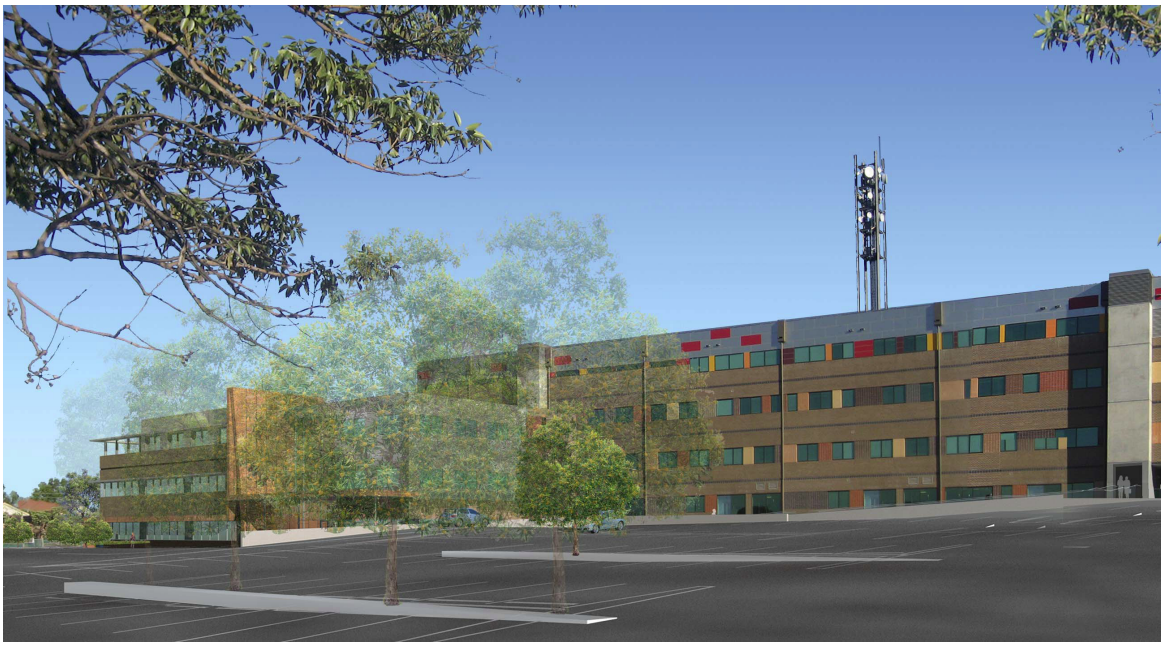
7. Conclusion

The development of the Auburn Community Hub adjacent to the new Auburn Hospital is consistent with the clinical design objectives for the project as well as the objectives of the EP&A Act.

It is considered that short tem – predominantly construction based impacts that can be easily mitigated through measures outlined in the Statements of Commitment. On that basis, the project provides significant public benefit, a significant investment in health infrastructure in Auburn and has very few significant impacts.

The Project meets the objectives of the NSW State Plan 2009 and the Metropolitan Strategy for delivery of Community Health Services close to the populations that need them and to increase jobs closer to home. The Project is therefore justified on any grounds and is recommended for approval.

Auburn Community Hub



Environmental Assessment for Project Application MP09_0173

November 2009

Prepared for:
Health Infrastructure

By:

UPO Pty Ltd
PO Box 787
Matraville NSW 2036

Auburn Community Hub
Environmental Assessment Report

Contents

Executive Summary **1**
1. Introduction **2**
1.1 Background 2
1.2 Aims and Objectives 3
1.3 The Project Team 4
1.4 Compliance with Director Generals Requirements 4
1.5 Statement of Validity 9

2. Site Analysis **10**
2.1 Context 10
2.2 Site Description 11
2.3 Site Analysis 11
2.3.1 Zoning and Ownership 11
2.3.2 Urban Character and Streetscape 11
2.3.3 Easements and restrictions 13
2.3.4 Geology and soils 13
2.3.5 Hydrology 13
2.3.6 Hydrogeology 13
2.4 Existing transport and pedestrian environment 14
2.5 The existing buildings and uses 14
2.6 Existing Infrastructure 14
2.7 Site contamination 14
2.8 Suitability of the Site 15

3. The Project **16**
3.1 Introduction 16
3.2 Design Objectives 16
3.3 Building Design and Placement 17
3.3.3 Materials and Finishes 18
3.3.4 Landscape 18
3.4 Staging and Timing 19
3.5 Traffic management and car parking 19
3.6 Engineering and Services 20
3.6.1 Stormwater 20
3.6.2 Sewer 20
3.6.3 Water 20
3.6.4 Gas 20
3.6.5 Water and Energy Conservation Measures 20
3.6.6 Electrical Services 20
3.6.7 Mechanical services 20
3.7 Compliance with the Approved Concept Plan 20

4. Environmental Assessment 21
4.1 Objectives of the Environmental Planning and Assessment Act 1979 21
4.2 Relevant Environmental Planning Instruments and Guidelines 22
4.2.1 State Environmental Planning Policy No 55 – Remediation of Land 22
4.2.2 State Environmental Planning Policy (Major Development) 2005 22
4.2.3 State Environmental Planning Policy (Infrastructure) 2007 23
4.2.4 NSW State Plan 2009 23
4.2.5 Sydney Metropolitan Strategy 24
4.2.6 Draft West Central Subregional Strategy 24
4.2.7 Auburn Local Environmental Plan 2000 24
4.2.8 Auburn Section 94 Development Contributions Plan, 2007 25
4.2.9 Auburn DCPs 2000 26
4.3 Amenity Impacts 27
4.4 Transport and Accessibility Impacts 27
4.5 Ecologically sustainable development 29
4.5.1 Precautionary principle 29
4.5.2 Principle of inter-generational equity 29
4.5.3 Principle of biological diversity and ecological integrity 30
4.5.4 Improved valuation of environmental resources 30
4.5.5 Environmental design 31
4.6 Noise and Vibration Impacts 31
4.7 Crime Prevention Through Environmental Design 31
4.7.1 Surveillance 32
4.7.2 Access control 32
4.7.3 Territorial reinforcement 32
4.7.4 Space management 32

5. Consultation 33

6. Draft Statement of Commitments 34
6.1 General Commitments 34
6.2 Prior to Commencement of Works 34
6.3 During Construction 35
6.4 Prior to Occupation or Commencement of Use 37

7. Conclusion 39

List of Appendices

A Director-Generals Requirements
B Site Analysis Drawing
C Report on Remediation and Validation Assessment, Oct 2009.
D On Site Detention
E Architectural Plans
F Materials and Montages
G Site Audit Report
H Traffic and Parking Assessment
I Archaeological Impact Assessment
J Interpretation Strategy
K Results of Archaeological Monitoring
L Pictures of Selected Landscape Species
M Survey
N Quantity Surveyor Statement
O Letter from SWAHS

Executive Summary

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital but separate to the acute hospital. The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to permit future expansion of the Community Hub to the west;
- to provide a facility that needs to attract and retain staff; and
- to deliver value for money to the State.

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation and is consistent with the principles of ESD and all relevant planning controls.

The assessment concludes that the site is suitable for the proposal and that the implementation of the development of the Auburn Community Hub is consistent with the public interest.

Accordingly, we seek the Ministers favourable consideration of this application.

1. Introduction

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

The purpose of the report is to outline the key aspects of the proposed redevelopment and to provide an assessment of the proposal in terms of the DGEARs. Table 1 in Section 1.4 shows where in the report each of the DGEARs has been addressed. A copy of the DGEARS is attached in **Appendix A**.

This Environmental Assessment report is structured as follows:

1. Introduction	This section provides an overview of the project and relevant background.
2. Site Analysis	This section provides details of the existing site and the proposed redevelopment context.
3. The Project	This section provides an overview of the proposal and its key elements.
4. Environmental Assessment	This section responds to the Director General's Requirements in terms of the key issues raised and the plans and documents required
5. Consultation	This section describes the consultation undertaken as part of this project.
6. Draft Statement of Commitments	This section contains a Draft Statement of Commitments.
7. Conclusion	This summarises the key issues and provides a recommendation to approve the Project as outlined within the report.

1.1 Background

On 28 April, 2006, the Director General of the Department of Planning, as the Minister's delegate, formed the opinion that the Auburn Hospital redevelopment is a major project under the terms of the State Environmental Planning Policy - Major Projects. A Concept Plan for the site was determined for the site in August 2007 which approved the following:

- Land use distribution;

- Pattern of buildings, including footprint and height;
- A car parking and access strategy;
- Landscape strategy; and
- Development controls for the various sites.

Concurrently, a Project Application to construct the new Auburn Hospital was approved which allowed for:

- The development of substantial new 'state of the art' hospital facilities on the southern portion of the site.
- Creation of a temporary car park on the Arthur Stone site.
- Relocating of the existing services into the new facility.
- Demolition of the existing main hospital building.
- Creation of a temporary on grade car parking areas.

Subsequent applications were made and approved under Section 75W to make minor amendments to the hospital design. The new hospital is now complete and operational.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital site, but separate to the hospital. The location, selected for clinical reasons is within an area, previously identified for car parking and the future development of a residential building of up to nine (9) storeys.

As this was not originally conceived in the Concept Plan a separate application has been submitted under Section 75W to permit the Community Hub in Development Zone 3. This application has been approved by the Department of Planning, which allows this application to be lodged for the development of a new Community Hub building.

1.2 Aims and Objectives

The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to provide a facility that attracts and retains staff; and
- to deliver value for money to the State.

1.3 The Project Team

The team for this redevelopment project is:

Company	Role
Health Infrastructure	Client
Capital Insight	Project Director
Brookfield Multiplex	Design and Construction Contractor
Silver Thomas Hanley	Architect
Van der Meer Consulting	Structural & Civil Engineering
Lincolne Scott	Services Engineering
Advanced Environmental	Environmental Engineering
Acoustic Logic	Acoustic and Vibration engineering and
Philip Chun	BCA & DDA Compliance
Warrington Fire	Fire Engineering
GDK	Hydraulic Engineering
Halcrow MWT	Traffic and Transport
Urban Planning Outcomes	Statutory Planning

1.4 Compliance with Director Generals Requirements

Table 1 following outlines how the Project Application addresses the Director General's Environmental Assessment Requirements.

Table 1 Compliance

Requirement	Location
Key Issues	
1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: - Objects of the EP&A Act; - SEPP (Major Development) 2005; - SEPP (Infrastructure) 2007; - SEPP 55 - Remediation of Land; - NSW State Plan - Sydney Metropolitan Strategy and draft West Central Subregional Strategy; and ▪ Consideration of applicable Auburn City Council Instruments and policies; ▪ Address the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines (including the relevant Auburn City Council DCP/s) and justification for any non-compliance.	Section 4

2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality and detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the buildings achieve optimal design and amenity outcomes. The Project Application shall include detailed architectural plans.	Section 3 and Appendix E
3. Urban Design/Public Domain ▪ The EA shall address the design quality of buildings with specific consideration of the façade, massing, setbacks, articulation, materials/finishes & colours palette. ▪ The EA shall also address landscaping, safety by design and public domain, including an assessment against the Crime Prevention Through Environmental Design Principles. The EA shall provide the following documents: ▪ View analysis to and from the site from key vantage points; and ▪ Options for the siting and layout of building envelopes having regard to views from adjoining buildings, adequacy of separation between buildings on the site, impacts on the development potential of adjoining properties and solar access to properties to the south between the buildings.	Section 3 Section 4.7 Appendix E and F
4. Amenity Impacts on Neighbouring Properties The EA must the address the visual impact, privacy and overshadowing of the development on adjoining properties, with particular regard to any sensitive uses.	Section 4
5. Transport & Accessibility Impacts (Construction and Operational) The EA shall address the following matters: ▪ Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's Guide to Traffic Generating Developments and making reference to the NSW Planning Guidelines for Walking and Cycling, considering the following issues: ○ Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections and the need for funding or upgrading or road improvement works (if required). ○ Car parking arrangements, including number of spaces and compliance with the relevant parking codes and how this will minimise on-street parking; ○ Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan; ○ Demonstrate how users of the development will be able to	Chapter 4.4 and Appendix H

make travel choices that support the achievement of relevant State Plan targets; ○ Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access; ○ Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and ○ Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling).	
6. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. The EA must demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme	Section 4.5
7. Consultation Undertake an appropriate and justified level of consultation in accordance with the *Department's Major Project Community Consultation Guidelines October 2007*, and provide an outline of the proposed consultation program to be adopted.	Section 5
8. Services The EA shall address capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.	Section 3
9. Groundwater The EA is to identify whether groundwater may be encountered during excavation, the potential need to dewater and whether there are any groundwater issues including degradation.	Section 2
10. Noise and Vibration Assessment The EA shall address the issue of noise and vibration impact from the railway corridor and provide detail of how this will be managed through the design of the proposed buildings, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.	Section 4.6
General	
The EA must include:	
1. An executive summary	Page 1
2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;	Section 2 and Appendix B
3. A thorough description of the proposed development;	Section 3

4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;	Section 4
5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;	Section 4 and Section 6
6. The plans and documents outlined below;	Appendices
7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;	Page 9
8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP);	Previously submitted
9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.	Section 7
Plans and Documents	
1. An **existing site survey plan** drawn at an appropriate scale illustrating; ▪ the location of the land, boundary measurements, area (sqm) and north point; ▪ the existing levels of the land in relation to buildings and roads; ▪ location and height of existing structures on the site; ▪ location and height of adjacent buildings and private open space, and ▪ all levels to be to Australian Height Datum.	Appendix M
2. ***A Site Analysis Plan*** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).	Appendix B
3. ***A locality/context plan*** drawn at an appropriate scale should be submitted indicating: ▪ significant local features such as parks, community facilities and open space and heritage items; ▪ the location and uses of existing buildings, shopping and employment areas; and ▪ traffic and road patterns, pedestrian routes and public transport nodes.	Appendix E and Page 11
4. ***Architectural drawings*** at an appropriate scale illustrating: ▪ the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;	Appendix E

	▪ detailed floor plans, sections and elevations of the proposed buildings; ▪ elevation plans providing details of external building materials and colours proposed; ▪ fenestrations, balconies and other features; ▪ accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; ▪ the height (AHD) of the proposed development in relation to the land; ▪ the level of the lowest floor, the level of any unbuilt area and the level of the ground; and ▪ any changes that will be made to the level of the land by excavation, filling or otherwise.	
5.	***Stormwater Concept Plan*** - illustrating the concept for stormwater management	Appendix D
6.	***Landscape/Public Domain Concept plan*** - illustrating treatment of open space/public domain areas, screen planting along common boundaries and tree protection measures both on and off the site.	Appendix E
7.	***Shadow diagrams*** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm	Appendix F
8.	***View Analysis*** - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas.	Appendix E and Appendix F

1.5 Statement of Validity

Submission of Environmental Assessment

Prepared under Part 3A of the *Environmental Planning and Assessment Act 1979*

Environmental Assessment prepared by

Name:	Leoné McEntee
Qualifications:	BA (Geog), Graduate Diploma Urban and Regional Planning, Grad Dip Natural Resources Law
Address:	UPO Pty Ltd PO Box 787 Matraville NSW 2036
In respect of:	Auburn Community Hub

Applicant & Land Details

Applicant name	Health Infrastructure
Applicant Address	Level 6, 77 Pacific Highway, North Sydney
Land to be developed	Auburn Hospital, Hevington Road Auburn
Lot & DP	Lots 11, 12 and 13 in DP 873

Environmental Assessment	An environmental assessment is attached
Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director Generals Environmental Assessment Requirements dated 5th November 2009, and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.
Signature	
Date	27th November 2009

2. Site Analysis

2.1 Context

The Auburn Community Hub is located adjacent to Auburn Hospital in the western suburbs of Sydney. The regional context is characterised by a mix of low to high density residential suburbs and light industrial precincts concentrated around the Parramatta Central Business District. A wide range of ethnic groups are represented in the region with more than 30% speaking a language other than English at home.

The region has a strong focus on manufacturing and wholesale trade industries making up 40% of the area's employment base. Health and community services provide over 5% of the jobs in the region and this is expected to increase as a result of an aging population.

The nearest major tertiary educational institution to Auburn hospital is the University of Sydney Cumberland Campus at Lidcombe (5km east of the hospital) which is home to the Faculty of Health Services (FHS). The FHS is acknowledged nationally and internationally for innovation in teaching and research.

Also located in the region is the Sydney Olympic Park complex which provides an array of sporting and recreational opportunities. The major movement corridor in the regional context includes primarily road and rail services. The major roads include the Great Western Highway, Parramatta Road, Silverwater Road and the M4 Motorway. The latter is a major east-west arterial in the Greater Sydney Region. Rail services include the main Western Line, with Auburn Station the nearest station to the hospital or the South Western Line, where the nearest stations are Regent's Park and Berala.[1]

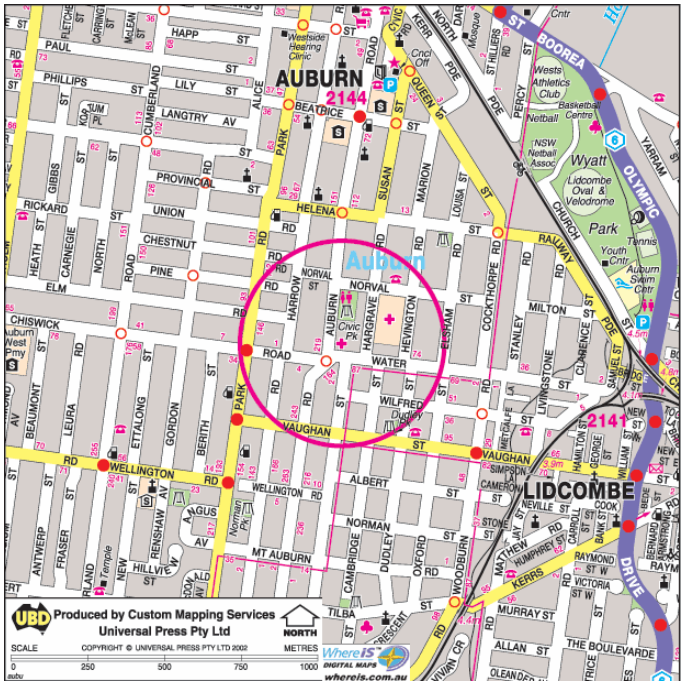


Figure 1 Site Location (not to scale)

[1] LFA (Pacific) Auburn Hospital Concept Plan application

2.2 Site Description

The building site comprises an area of approximately 840sqm located adjacent to the new Auburn Hospital on the Hevington Road side of the site. The Auburn Hospital site is bounded by Hevington Road to the East, Norval Street to the North, Hargrave Road to the West and Water Street to the South. The site is legally described as Lots 11,12 and 13 in DP 873.

2.3 Site Analysis

A Site Analysis Drawing (A-SK20) is included in the Architectural Drawings in Appendix B.

2.3.1 Zoning and Ownership

The site is zoned Residential 2b (Medium Density) under the Auburn Local Environmental Plan (2000). The 2b zoning permits the development of hospitals. Community health facilities are considered to fall within the definition of a hospital which is:

> *Hospital means a building or place (other than an institution) used for providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, care for people with developmental disabilities, psychiatric care or counselling and services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there) and includes:*
> *(a) ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or restaurants, and ancillary accommodation for persons receiving health care or for their visitors, and*
> *(b) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health care workers.*[2]

The objectives of Zone 2b are as follows:

- Permit multiple dwelling residential development on appropriate sites.
- Permit residents to work at home where there is no adverse impact on the amenity of the area.
- Permit appropriate uses in the zone that complement the residential nature and functioning of the zone.

2.3.2 Urban Character and Streetscape

The existing urban character and streetscape surrounding the hospital site is typically represented by 20m wide road corridors with landscaped verges of between 3 and 4m. While there is little evidence of significant street tree planting schemes, native specimens are evident.

The settlement pattern is a grid formation with north/south and east west street orientation. The street grid shifts at Auburn Road and Water Street to create an offset street grid pattern to the south. Auburn Road and Water Street also form the primary north/south and east/west connections respectively.

[2] Auburn Local Environmental Plan 2000



Figure 2 Development opposite proposed community hub on Hevington Road

The residential lots in the local area tend to be deep, in the order of 45-50m, with frontages ranging from 13-15m. In some cases lots have been amalgamated for multi-unit developments many of which are evident in the immediate vicinity of the hospital site.



Figure 3 Streetscape Hevington Road

The existing urban built form consists of a mixture of fibro, weatherboard and brick cottages of little architectural significance interspersed with two storey townhouses and two to three storey multi-unit apartment buildings constructed over the last 20 years.

2.3.3 Easements and restrictions

There is an existing easement on site for Telstra to access the communications tower, however this does not impact on the use of the Community Hub site.

2.3.4 Geology and soils

In April 2009, Douglas Partners[3] undertook a review of published geological information on the site as part of the Remediation Plan. The regional geology was identified as the Wianamatta Group comprising Ashfield Shale and Bringelly Shale. This formation comprises shale with occasional claystone, laminite and coal laminite with dark grey siltstone.

The soil landscapes encompass Red and Brown Podzolic soils that are shallow to moderately deep (<100cm). In areas of lower slopes and in areas of poor drainage Yellow Podzolic soils and Soloths are dominant. Based on the site elevation, the soil type identified at the site is residual clay.

Douglas Partners identified that the site lies in an area that has a moderate to high salinity potential, based on published information from the Department of Water and Energy (DWE). Typical soil conditions encountered on the site during investigation works are summarised below in Table 2. A copy of the Douglas Partners report is attached at Appendix C.

Table 2 Summary of Site Geology

Depth (m)	Material Type	Material Description
0 - 0.5	Fill	Topsoil underlain by crushed shale and clay fill materials, which included ash/slag and building rubble in parts of the site (particularly western portion) (This has now been completely remediated)
0.5 – 1.5	Clay	Silty clay, red brown to mottled grey brown, with ironstone gravels
1.0 – 6.0	Shale	Shale bedrock interbedded with layers of silty clay bands at varying depths
5.0 – 7.0	Siltstone / Laminite	Silstone/Laminite, low to medium strength, moderately weathered, fractured

2.3.5 Hydrology

Douglas Partners[4] also reported that any site surface water would flow to the east following the site topography, upon which it would be diverted to the stormwater drainage systems located on Water Street, Hevington and Hargrave Roads. This has been adopted in the design of the drainage layout and On Site Detention System – see Appendix D.

2.3.6 Hydrogeology

Groundwater searches were conducted by Douglas Partners in 2009 on the basis of groundwater bore information from the Department of Natural Resources (DNR). The search

[3] Douglas Partners, 2009 Detailed Contamination Assessment, Auburn Hospital Stage 1B
[4] op cit

revealed the presence of 15 groundwater bores within a 3 km radius of the site. Relevant bore data information is summarised as follows:

- The identified groundwater bores (GW102644, GW102646, GW102647, GW102649-GW102660) were all installed for monitoring purposes only.
- The total bore depth ranged from 8.0m to 25.0m.
- The standing water level in these bores ranged from 1.0m to 10.0m. The water bearing zone was generally encountered within the underlying siltstone and shale bedrock.
- A review of the bore data reveals that siltstone and shale bedrock was encountered at depths of 5m to 25m.

2.4 Existing transport and pedestrian environment

Generally, the site is surrounded by two way road systems. The roads typically have a carriageway of two lanes and parking against the kerb on both sides. The primary collector roads are Water Street and Auburn Road with traffic volumes in the order of 300-400 vehicles per hour. Hargrave Road, Norval Street and Hevington Road have considerably less traffic. The proposed Community Hub will have its entrance off Norval Street and via the carpark.

The intersections surrounding the site operate at good levels of service with minimal traffic delay. The main entrance to the new hospital is off Hargrave Road, with a separate ambulance access to the Emergency Department via Hargrave Road as well. Parking on the site has yet to be fully developed as part of the Hospital approval and the Community Hub will decrease the number of parking spaces available as it is located within the proposed carpark.

The pedestrian environment is somewhat limited at the present as part of the development is still under construction, however the main pedestrian access to the existing hospital is via Hargrave Road.

2.5 The existing buildings and uses

The site for the proposed Community Hub is currently vacant following the demolition of the old hospital. The site is adjacent to the new hospital as shown in the Architectural Plans shown in Appendix E.

2.6 Existing Infrastructure

The site has adequate services infrastructure which does not require augmentation for this proposal. Many of the sites services have been upgraded as part of the Auburn Hospital redevelopment. All essential infrastructure has significant expansion capacity.

2.7 Site contamination

A number of site assessments and audits have been undertaken on site as shown below in Table 3.

Table 3

Date	Action
May 2006	Preparation of a Heritage Report for the Auburn Hospital complex (Weir & Phillips 2006)
September 2006	Completion of Hazardous Materials Building Survey (DP 2006a)
October 2006	Preparation of Preliminary Contamination Assessment (DP 2006b)
March 2007	Commencement of Site Audit
April 2007	Completion of additional asbestos assessment within buildings (AirSafe 2007)
May 2007	Completion of a radiological survey by ANSTO, targeting the interior of the buildings and the outside grounds area, following review of sampling plan by Site Auditor
April 2009	Completion of Detailed Contamination Assessment (DP 2009a) following review of sampling plan by Site Auditor
May 2009	Completion of Remedial Action Plan (DP 2009b) following review and comment by Site Auditor
June 2009	Preparation of Site Audit Statement and Site Audit Report (JBS 2009)
June 2009	Commencement of remediation and validation works

The Site Audit Report prepared for the site (Area 1B – the former hospital site) by JBS Environmental Pty Ltd is in accordance with the Concept Plan approval for the Auburn Hospital and is attached at Appendix G. This report includes the opinion that:

" *the site assessment and proposed remedial activities are considered to have met the requirements of the Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd Edition) (DEC 2006).*

The soils in parts of the site have been impacted with PAHs and asbestos at levels which require remediation for the proposed landuse. There was no other soil contamination identified as part of the site assessment works which is considered to require remediation or management.

The site can be made suitable for the proposed landuse (i.e., continued hospital use, community health centre which may include a children's day care centre and associated carparking and landscaped areas) based on the successful implementation of the soil remediation and validation works detailed in the Remedial Action Plan prepared for the site [by Douglas Partners, 2009]*".*[5] A final draft copy of the Report on Remediation and Validation Assessment prepared by Douglas Partners in October 2009 is attached at Appendix C. This report clears the site of any contamination and will be signed off by the Auditor in the near future.

2.8 Suitability of the Site

There are no environmental, economic or social constraints to development of the Community Hub in this location.

[5] JBS Environmental Pty Ltd, 2009, Sire Audit Report.

3. The Project

3.1 Introduction

The Auburn Community Hub has been planned for some time but was originally intended to be located closer to the main centre of Auburn. However with the redevelopment of the Auburn Hospital site, it was considered more appropriate to collocate the community services facilities in close proximity to the new hospital. The Community Hub will provide services in a range of ambulatory areas including:

- Diabetes education
- Vascular disease education and monitoring;
- Drug and alcohol counselling,
- Needle exchange;
- Population health;
- Podiatry;
- Mental health; and
- Other outreach services.

3.2 Design Objectives

The design of the Auburn Community Hub was developed in response to a series of objectives both in terms of function and form. These are summarised below.

- The design must support the integrated service model as well as providing a patient centred and safe environment for patients, visitors and staff.
- The design must clearly reflect innovative, functionally efficient and environmentally sustainable design.
- It needs to address access issues for the wide range of patients, staff, students and community members using the facility, including a range of age groups, a highly diversified and unique cultural mix and people with a range of disabilities and impairments.
- The building must maximise daylight and external views to spaces in the facility while maintaining energy efficiency requirements.
- The façade of the building should be articulated to avoid large flat surfaces on the façade.
- The entry should be designed to draw visitors into a welcoming space and the internal design should reflect an open space feel to help lesson the clinical feeling of the facility.
- Glazing must ensure maximum light penetration while allowing for privacy for people in consult rooms.
- The proposed building materials should blend with those of the Auburn Hospital while maintaining a separate identity for the Auburn Community Hub, which reflects a more “office feel” rather than a hospital.
- The building layout should promote easy orientation and way finding and provide a sense of place and to ensure a ‘user friendly’ environment for patients, visitors and staff.
- Safety and security of staff shall be facilitated by minimising the number of entries and exits and providing clear vision lines.
- The facility shall comply with all appropriate regulations, codes of practice and standards, to ensure the safety, comfort and security of all patients, visitors and staff and delivery of best practice health care, including provision for quality control, infection

control, personal security, risk management and achieving operational efficiencies and patient safety. Safe play facilities must be available for children near waiting areas.

- As the Auburn LGA has a highly diverse population with a unique cultural mix, it is essential that the redevelopment proposals acknowledge this diversity and incorporate specific design features to accommodate the cultural and social needs of the population.

3.3 Building Design and Placement

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The Community Hub is proposed to be sited on the south eastern end of the on-grade carpark and against the new courtyard that is currently being constructed as part of the Stage 1A works on site. The carpark is currently designed into two parts, the western end and the eastern end. The western end of the carpark will continue unaffected by the Community Hub. This will ensure that the new hospital will be serviced by a large carpark for use by staff, patients and visitors to the new hospital.

The Community Hub building footprint has been designed to ensure a minimal loss of carparking spaces on the eastern half of the site. It has a floor area of 838 sqm and a GFA of 2514sqm. The overall height of the building is approximately 14 metres at RL 40.455 maximum of feature. A terrace for use by staff is located on level 3 in the north eastern corner.

A structural grid of 8.4 x 7.5 has been designed to maximize structural efficiency and reduce the amount of structural columns. The fire stairs and lifts are structural cores providing lateral support at either end of the structure.

The first floor level has been set at RL 26.550, allowing interconnectivity between the external paved courtyard and the internal spaces of the building. All other floor levels of the community hub match those of the new hospital building. The site has a level difference of approximately 4.0 metres between the main entrances of the Community Hub and the Auburn Hospital. Pedestrian access between the two entrances will be provided by a ramp. The existing ramp connecting the main entrance of the Hospital and the Western carpark will be extended to end immediately adjacent the Community Hub.

A back of house entry will allow for delivery of supplies and for the disposal of waste and recyclables by hospital staff via the Hospital Loading Dock. Waste and recyclables will be stored in the appropriately located Disposal Room from which staff may collect or wheel out the bins for collection.

The Needle and Syringe Vending machine has been located discreetly behind the returned elevational feature ribbon, ensuring it is not visible by the neighbours immediately opposite the hospital. The vending machine will be easily accessible from Hevington Street and the landscaping will be sufficiently spaced to provide an appropriate balance between screening and security requirements. (Refer Drawing A-SK1 in Appendix E)

3.3.3 Materials and Finishes

The façade has been developed to ensure that it is in keeping with the character of the surrounding built environment and the Hospital itself, but clearly having its own character and presence. The major element traversing the northern elevation is the copper coloured ribbon that frames the elevational components of the façade. The Ribbon provides the first floor northern windows with the shading from the summer sun and metamorphoses into framing the entry area and then into becoming the covered awning to the car lay-off.

The curtain wall glazed element works with the ribbon to guide the public to the entry of the building and provide natural light into the vast open circulation and waiting areas of the facility. The mass of natural light permeating into the building's main public area will insinuate good health and wellness into the facility and filter into the connecting corridors servicing the various community health services.

The horizontal nature of the brick and glazed banding borrows from the existing hospital, but has its own DNA with the continuous glazed elements. The horizontal glazed elements are framed with accent brickwork reading as columns. The earthy brickwork is then capped by a lighter coloured and framed façade panel mimicking the main hospital, but juxtaposing itself by way of the white accent panel as opposed to the hospital's red. This reinforces its own identity as a separate facility providing specialist health services. Photographs of the materials and finishes are provided on Drawing A-SK17[B] in Appendix F.

3.3.4 Landscape

The proposed landscape reinforces the existing campus strategy, with Brushbox (*Lophostemon confertus*) trees lining the nature strip in accordance with the Department of Planning conditions of approval. The secondary line of Water Gums (*Tristaniopsis laurina*) frames the eastern boundary and acts as a gateway and screen to the eastern carpark and Community Hub Building. The spacing of 7.5 metres between the Water Gums will be sufficient to provide visual connectivity between the public domain and the site ensuring that security is not compromised.

As per the western carpark, the bituminous hardscape is broken up and softened by Honeylocusts (*Gleditsia* 'Sunburst') and Paperbarks (*Melaleuca quinquenervia*).

The main northern elevation of the Hub is separated from the carpark by a line of hedge planting consisting of Dwarf Bottlebrush (*Callistemon* 'Captain Cook') that will grow to a maximum height of 600mm. This hedge planting will mirror the horizontal elements of the façade and control the pedestrian traffic to the footpath heading towards Hevington Road. The other landscaped component is located west of the car lay-off area to the Community Hub, where Dwarf Bottlebrush is the main hedge planting with a stand of Gymea Lilies (*Doryanthes excelsa*)

providing scale and verticality. Appendix L provides pictorial examples of the selected landscape species.

The courtyard between the Hub and the new Hospital has been previously approved as part of the hospital development. The New Hub will be constructed immediately against the courtyard edge to maximize the available site for the new Community Hub building and to provide the visual connection between the interior spaces of the Hub with the Courtyard.

3.4 Staging and Timing

The proposed Hub will be built in one stage and as soon as approval is given. The ability to use existing contractors on site as part of the existing approved Hospital redevelopment provides a significant financial saving for the project. Construction is programmed to commence in early 2010 subject to receiving Ministers approval this year.

3.5 Traffic management and car parking

A comprehensive traffic and transport study was undertaken as part of the application for the Auburn Hospital Concept Plan and the Project Application for the Hospital. The proposed Hub, while not expressly considered at that time, does not constitute a significant impact on traffic, car parking or transport infrastructure. To assess the potential impacts, Halcrow MWT (previously Masson Wilson Twiney) have undertaken a review of their original assessment of 2006. In the 2006 assessment of the Concept Plan, it was determined that:

- Prior to the redevelopment of the Hospital there was a significant demand for on street parking by Hospital related activities due to a lack of accessible on site parking provisions.
- The redevelopment of the Hospital (at each stage) would significantly improve the on site parking provisions compared to the then existing situation, and hence reduce demand for on street parking.
- The surrounding road network would continue to operate with good levels of service and spare capacity with the redevelopment of the Hospital site.
- The Hospital is serviced by both rail and bus services.
- Surveys of staff travel behaviour indicated a high proportion of staff driver to the site (50%). However approximately 43% of staff arrived as a passenger in a car indicating good potential for car share arrangements.

In the interest of further promoting the use of public transport, the Department of Planning (DOP) included a modification in the Concept Plan Approval limiting car spaces on site to 358, including spaces for people with a disability.

The Halcrow study states that the hub will not impact adversely on the surrounding traffic flows it recommends a range of demand management measures which are further discussed in Section 4.

A copy of the Halcrow MWT review is attached at Appendix H.

3.6 Engineering and Services

3.6.1 Stormwater

Stormwater will be implemented in accordance with the Drainage Layout and Onsite Detention Plan (Drawing C-9630) in Appendix D. This is consistent with Councils OSD requirements.

3.6.2 Sewer

An existing sewer services the site and the new Community Hub will be connected with the Sydney Water sewer on the corner of Hevington and Norval Street. This sewer has sufficient capacity.

3.6.3 Water

Sydney Water has advised that there is sufficient water available and services will be connected through the existing Auburn Hospital service.

3.6.4 Gas

Gas will be supplied via the existing Auburn Hospital service.

3.6.5 Water and Energy Conservation Measures

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation. While the mechanical and electrical designs have yet to be finalised, some of the components of these that will contribute to the Green Star Standard are listed in Section 4.4.5.

In respect to water conservation, the intention is to connect to the in ground rain water harvesting tank on the new Auburn Hospital and to use this water for irrigation and landscape maintenance. All facilities within the building will be AAA rated and all toilets will be dual flush. Water metres will be installed on the project to monitor water use with the intention reduce usage of potable water as time goes on.

3.6.6 Electrical Services

The electrical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.6.7 Mechanical services

The mechanical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.7 Compliance with the Approved Concept Plan

While the approved Concept Plan did not envisage the Community Hub to be located within the grounds of the Auburn Hospital complex, the proposal is consistent with the principles of the Concept Plan approval. An amendment to the approved Concept Plan has been approved to allow for the Community Hub to be located as proposed by this application.

Car parking, amenity and other aspects of the proposal are not inconsistent with the overall Concept plan approval.

4. Environmental Assessment

4.1 Objectives of the Environmental Planning and Assessment Act 1979

The objects of the *Environmental Planning and Assessment Act 1979* (EP&A Act) are:

(a) to encourage:
  (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
  (ii) the promotion and co-ordination of the orderly and economic use and development of land,
  (iii) the protection, provision and co-ordination of communication and utility services,
  (iv) the provision of land for public purposes,
  (v) the provision and co-ordination of community services and facilities, and
  (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
  (vii) ecologically sustainable development, and
  (viii) the provision and maintenance of affordable housing, and

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

The proposed Community Hub is consistent with the objectives of the EP&A Act as they apply to the proposal. Specifically, the proposal ensures the proper management of resources, by providing a state of the art community hub facility in a location which maximises the access opportunities for the community and the collocation benefits of being close to the acute hospital. The proposal promotes the orderly use of the land through this co-location and sharing of resources and provides the land for public purposes. The proposal coordinates community facilities in a single "hub" to minimise fragmentation of services infrastructure.

The Community Hub is consistent with the sharing of responsibilities between various levels of government by providing accommodation for community and outreach functions. The Concept Plan process that has been undertaken for the Auburn Hospital redevelopment provided opportunities for the community to be involved in the planning for this significant health facility. Additional consultation has been undertaken and is outlined in Section 5.

4.2 Relevant Environmental Planning Instruments and Guidelines

4.2.1 State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 aims to provide a State wide planning approach to the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. The SEPP achieves this by specifying when consent is required, and when it is not required, for a remediation work, and by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements.

When a development application is lodged with a consent authority the consent authority is not able to grant consent unless it has considered:

(a) whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The Contamination and Site Audit Report attached at Appendices C and G respectively comply with the provisions of the *Contaminated Land Management Act 1997* and SEPP 55 and establishes the ability of the site to be free of contamination and fit for purpose following implementation of the Remediation Action Plan (RAP) which has now been completed and signed off in draft – refer Appendix C.

4.2.2 State Environmental Planning Policy (Major Development) 2005

Schedule 1 of the Major Development SEPP sets out the classes of development that qualify as Major Development, specifically Group 7 Clause 18 It states that:

(1) Development that has a capital investment value of more than $15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:

(a) day surgery, day procedures or health consulting rooms, or
(b) accommodation for nurses or other health care workers, or
(c) accommodation for persons receiving health care or for their visitors, or
(d) shops or refreshment rooms, or
(e) transport of patients, including helipads and ambulance facilities, or
(f) educational purposes, or
(g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or
(h) any other health-related use.

(2) For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.

On that basis and the previous opinion provided under Clause 6, the project is considered one to which the Major Development SEPP applies. This application has been prepared according to the provisions of Part 3A of the EP&A Act, the Major Projects SEPP and the site specific Director General's Environmental Assessment Requirements dated 5th November 2009.

4.2.3 State Environmental Planning Policy (Infrastructure) 2007

This Policy commenced on 1st January 2008 and repealed SEPP 8 and others relating to significant infrastructure provision.

However as the proposed development in this case is declared to be a development to which Part 3A applies, Clause 8 of the Infrastructure SEPP places it in a subordinate position to the Major Development SEPP and therefore the provisions of the Infrastructure SEPP do not apply to this proposal.

4.2.4 NSW State Plan 2009

The NSW State Plan is the NSW Government's long term plan to deliver services to the people of NSW. It sets priorities for Government action, based on input from communities across NSW for the future of NSW. The Plan addresses Government services and direction across ten (10) key areas:

1. Better Government
2. Supporting Businesses and Jobs
3. Better Transport
4. Clever State
5. Healthy Communities
6. Green State
7. Urban Environment and Lifestyle
8. Strengthening Communities
9. Keeping People Safe
10. Delivering for Priority Groups

This project falls largely within the "Healthy Communities" area and meets several of the Government priorities in this respect. The key target areas of the State Plan for healthy communities are:

- Improve and maintain access to quality healthcare in the face of increasing demand
- Improve survival rates and quality of life for people with potentially fatal or chronic illness
- Improve health in the community
- Reduce potentially preventable hospital admissions
- Improve outcomes in mental health

The Community Hub project will deliver on those priorities through provision of the following services and programs:

- Diabetes education
- Vascular disease education and monitoring
- Drug and alcohol counselling and education, including the needle exchange
- Population health services.
- Mental health programs, including enhanced early intervention and support services for young people.

On that basis, the Community Hub is considered to be consistent with the relevant priorities and targets of the NSW State Plan 2009.

4.2.5 Sydney Metropolitan Strategy

The Sydney Metropolitan Strategy "City of Cities" was released in December 2005 and provided a "Plan for Sydney's Future". It has five (5) key aims to achieve the vision for Sydney in 2031. These are:

1. Enhance liveability
2. Strengthen economic competitiveness
3 Ensure fairness
4 Protect the environment
5 Improve governance

In order to implement these aims, a series of Subregional Strategies have been developed to provide area specific objectives and an implementation methodology for their achievement. The Subregional Strategy that deals with the Auburn Hospital site is the draft West Central Subregional Strategy.

4.2.6 Draft West Central Subregional Strategy

The draft West Central Subregional Strategy aimed to guide land-use planning until 2031 in the Auburn, Bankstown, Fairfield, Holroyd and Parramatta local government areas. Key directions in the Strategy include:

- Retaining and protecting strategic employment lands to help provide jobs closer to home
- Strengthening Parramatta as one Sydney's main city centres
- Planning for a broader range of roles for Sydney Olympic Park
- Supporting the continuing development of the Westmead Specialised Centre
- Promoting Bankstown as a Major Centre
- Improving connections between centres and access to regional open space

The strategy recognises the continuing role of Auburn Hospital in the future planning for the subregion and looks to improve the services and accessibility to health care. This is consistent with the objectives for Health Services in the 2008-2009 NSW State Infrastructure Strategy which is the umbrella that drives the various NSW Government strategic plans.

This proposal is considered to be consistent with both the Metropolitan Strategy and the draft Subregional Strategy.

4.2.7 Auburn Local Environmental Plan 2000

The site is zoned Residential 2b and the proposed development is permissible with Consent in terms of Clause 12 of the Auburn Local Environmental Plan 2000 (ALEP).

Clause 14 provides restrictions on development in residential zones It provides that consent may only be granted for development on land within the 2(b) zone if, in the opinion of the consent authority, it is compatible with the existing and likely future character and amenity of nearby properties in terms of:

(a) its scale, bulk, height, siting and landscaping, and
(b) its operation, and
(c) traffic generation and car parking, and

(d) noise, dust, light and odour nuisance, and
(e) privacy, and
(f) stormwater drainage, and
(g) hours of operation, and
(h) overshadowing.

These issues have been considered in the application and based on this assessment and the attached drawings in Appendix E the proposal is considered to be consistent with the existing and future character of the area.

Clause 43 of ALEP deals with development in the vicinity of heritage items or heritage groups and requires the consent authority to take into account the likely effect the proposed development will have on the heritage significance of the heritage item or heritage group before granting consent to development on land in the vicinity of a heritage item or heritage group.

An Archaeological Impact Assessment and Mitigation Strategy was prepared by Cosmos Archaeology Pty Ltd in March 2007 and an Interpretation Strategy for the Auburn Hospital Site prepared by Graham Brooks and Associates in May 2007. Both these reports are attached in Appendices I and J respectively. The finding of these reports indicate that the area in which the Community Hub will be located may contain some material of archaeological or historical value – depending on the depth of excavation required. Archaeological monitoring in Area 1b was recommended by Cosmos Archaeology and this has now been completed. Nothing of significance was found during this process and a summary of the monitoring is attached at Appendix K

Clause 48 of ALEP prevents the consent authority from consenting to development in Zone No 2 (a), 2 (b), 2 (c), 3 (a), 3 (b), 4 (a), 4 (b), 4 (c) or 4 (d) if it considers that the development will prevent the surrounding lots from being developed in accordance with the ALEP.

The proposed Community Hub will not prevent any surrounding lots from achieving their development potential under the ALEP.

Clause 51 deals with contaminated land and requires development consent and consideration of the *Contaminated Land Management Act 1997* and State Environmental Planning Policy No 55-Remediation of Land. A discussion on compliance with these requirements is above in Section 4.1.1.

4.2.8 Auburn Section 94 Development Contributions Plan, 2007

Auburn Councils Section 94 Plan contains a policy on development by the Crown. It states:

> *Excepting compliance with any direction issued from time to time, Council holds the view that development by the Crown should be subject to development contributions in the same manner as development by a private developer, and will, where appropriate, seek the Minister's written approval and consent before imposing conditions on Crown development requiring development contributions. This does not preclude Crown development from arguing a case for merit exemption in the same manner as a private developer*.

The s94 Plan however does not require any contributions for hospital related development or that of community health facilities.

4.2.9 Auburn DCPs 2000

The Auburn DCPs are a series of policies which apply to various types of development and/or development in various locations. The **general objectives** of the plans are:

(a) To identify the criteria and process for assessing applications, and to outline the responsibilities of both Council and applicants.

(b) To outline the broad strategic planning intentions for Auburn, and to provide detailed development controls to ensure that future development is consistent with this vision.

(c) To specify criteria relevant in determining what is exempt and complying development.

(d) To comprehensively outline all criteria which would be relevant to the broad types of development, covering issues including urban character, landscaping, transport, traffic and access, car parking, advertising signs, ecologically sustainable development, waste management and pollution control.

(e) To specify criteria to be applied in the assessment of development in residential areas, and

(a) to ensure that such development is consistent with the existing and planned character of individual localities.

(f) To provide controls for development within the business and industrial areas of Auburn to ensure that development is consistent with the planned urban form and character of the commercial centres.

(g) To provide detailed planning controls for specific types of development such as child-care centres and brothels.

(h) To specify the minimum standard of information to be submitted with any development application.

While most of the criteria contained within the DCPs do not apply to a Community Hub development, the general provisions have been considered as relevant issues. The **Car Parking and Loading DCP** provides general principles for the provision of parking and loading facilities as well as specific standards for layout and design. These have been considered in previous applications on the site and generally comply with the DCP requirements.

The **Stormwater Drainage DCP** applies to all development within Auburn and has the following objectives:

- to preserve and protect the amenity and property of existing residents, property owners and the community.
- to ensure the safety of residents and the community.
- to meet reasonable expectations and statutory requirements for the development of properties.
- to protect the physical environment and receiving waters of catchments.

The DCP contains performance criteria and development standards that apply to development. The proposal complies with these criteria.

Other aspects of the DCPs apply specifically to construction activities and are addressed, where relevant, in the draft Statements of Commitment in Chapter 6.

4.3 Amenity Impacts

The Community Hub proposal is located within the Auburn Hospital site. While the original Concept Plan did not envisage this location, the current proposal provides a superior resolution for the delivery of community services.

The proposal does not have any adverse impacts on neighbours, traffic (see below) or the general amenity of the area – including the hospital environment. The proposed location of the needle/syringe vending machine and sharps disposal facility has been thoughtfully located to respect the anonymity and safety of users of the facility as well as safety and security of the rest of the community. This service has been available in Auburn since the early 1990s without detrimental impact and protocols are in place to ensure appropriate levels of security – including the patrols of security guards.

4.4 Transport and Accessibility Impacts

As part of the Stage 1 development of the Auburn Hospital site an at grade car parking facility is provided on the northern portion of the site. The car park which was planned to provide a total of 217 parking spaces is accessed via three separate driveways to Hargrave Road, Norval Street and Hevington Road. Additional parking is provided on the site in dispersed locations providing a total on site parking provision of 228 spaces.

The proposed Community Hub building would be located within the at grade car park immediately adjacent to the Auburn Hospital Building and would result in the loss of 44 spaces during Stage 1 from within the main car parking area in the northern portion of the site. The vehicle and pedestrian access to the site would remain unchanged from that approved. The total proposed parking provision for Stage 1 following construction of the Community Hub building would be 184 parking spaces.

While this is a reduction of parking provision for Stage 1, the provision of 184 spaces complies with Condition B11 of the consent and is consistent with the transport objectives established by the DoP (and Ministry of Transport) to encourage increased public transport usage via decreased parking provisions.

Not withstanding the above, that the following measures will be introduced to further encourage non - car driver modes of transport and / or more sustainable car usage:

1. Small Car Spaces

- Increased provision of small car spaces within the car park to encourage use of more fuel efficient vehicles.
- Small car space provision is associated with Green Star ratings.
- Up to 25% of spaces could be allocated and designed as small car spaces.

2. Bicycle Parking Facilities

- Bicycle users accessing the Community Hub will be able to access the shower and locker facilities within the Hospital.
- Additional bicycle parking / storage facilities will be provided within the car park.

3. Motorcycle Parking Spaces

- With the provision of small car parking spaces, additional area will be available within the car park. This area could be allocated and designed for motorcycle parking.

4. Car Sharing

- The staff travel survey undertaken as part of the Concept Plan identified a significant proportion of staff travel as car passengers. This generates potential for car share use.
- Initially up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.
- Car sharing could be operated either as part of a travel management plan for the Hospital/Community Hub or potentially by a commercial operator

5. TravelSmart Incentive Program

- As identified during the Concept Plan assessment process, the implementation of a TravelSmart program would be a valuable management tool to encourage increased awareness of public transport options for staff and visitors (and residents during Stage 2).
- A TravelSmart program should be a holistic plan which incorporates the Hospital and the Community Hub.

Overall it is considered that the above measures, combined with the Ministry of Transport's improvements to the Integrated Network Plan for Bus Contract Region 13, will facilitate improved access to and greater encouragement to use non private vehicle (as driver) modes of transport.

Traffic Implications

The Concept Plan traffic assessment determined that the surrounding road network could adequately accommodate the traffic generation of the Concept Plan development. The existing road network was determined to operate satisfactorily with good levels of service (LoS A) and significant spare capacity.

Observations indicate that the road network is operating satisfactorily with the Stage 1 Auburn Hospital development. The construction of the proposed Community Hub with the reduction in on site parking is not anticipated to change the existing traffic generation or network operating conditions.

As identified above, the Stage 1 car park access arrangements would remain unchanged by the Community Hub development proposal. As such there would be no change to the interaction between the external and internal road networks.

Public Transport

The proposed Community Hub development would not change access to existing public transport services (ie. bus stop access).

Pedestrian and Cycling

The proposed Community Hub development would not change the proposed pedestrian access arrangements for the Stage 1 works and therefore is consistent with the current approval. The provision of cycle parking and end of trip facilities is consistent with the *Planning Guidelines for Walking and Cycling.*

Service Vehicle Arrangements
It is proposed to provide a dedicated loading bay on the southern side of the Community Hub building. Access to the loading bay would be via the Hospital's service vehicle access driveway and thus be separated from staff / visitor car access and thus reduce potential car / service vehicle conflicts.

Summary
In summary it is considered that the proposed Commuity Hub development and the associated car parking arrangements are considered to be consistent with the DoP approval for the Stage 1 and Concept Plan developments of the Auburn Hospital site.

With the implementation of the suggested traffic management measures, it is considered that increased use of non private vehicle modes of transport can be achieved and offset the reduction in total Stage 1 on site parking provision.

4.5 Ecologically sustainable development

The Project has been assessed against the following four principles of ecologically sustainable development listed in the *Protection of the Environment Administration Act 1991:*

- the precautionary principle
- the principle of social inter-generational equity
- the principle of biological diversity and maintained ecological integrity
- the principle of improved valuation and pricing of environmental resources.

4.5.1 Precautionary principle

The precautionary principle states that:

if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:

(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(ii an assessment of the risk-weighted consequences of various options.

In the design of this proposal, key issues have been taken into consideration to ensure that serious or irreversible damage does not occur as a result of these works. This has included a thorough review of hazardous materials and contamination and the implementation of remediation measures to avoid risk. The selection of materials and construction methods has also been included in this assessment.

On that basis the proposal meets the requirements of the Precautionary Principle.

4.5.2 Principle of inter-generational equity

The principle of inter-generational equity states that:

the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations….

The site is within a highly urbanised environment. The operation of the proposal would not result in any impacts that are likely to impact on the health, diversity or productivity of the environment for future generations.

The greatest life-time energy impact of a building is its operational energy consumption. A number of features have been included in the design to reduce the environmental footprint of the proposal to maintain the environment for future generations, including the use of Green Star to achieve a high level of energy efficiency for the project.

The proposal is therefore considered to be consistent with the principle of inter-generational equity.

4.5.3 Principle of biological diversity and ecological integrity

The principle of biological diversity and ecological integrity states that:

> '*Conservation of biological diversity and ecological integrity should be a fundamental consideration.*'

On the basis that the proposal is the redevelopment of the existing site, it is concluded that impacts upon the ecological integrity will be negligible.

The proposal therefore considers the principle of biological diversity and ecological integrity.

4.5.4 Improved valuation of environmental resources

The principle of improved valuation of environmental resources states that:

> *environmental factors should be included in the valuation of assets and services, such as:*
> *(ii) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
> *(iii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
> *(iv) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.*

The proposal has been designed to minimise adverse impacts on the environment by:

- siting infrastructure at locations that have been disturbed by previous land uses, and
- putting in place specific design measures to lesson the environmental impact on the area.

Although these measures did increase the costs associated with construction and in some cases the operation of the proposal, it has resulted in a higher quality environmental outcome which significantly reduces the buildings impact. This indicates that environmental resources

have been assigned a significant value and this has been taken into consideration during the concept design stage.

The proposal therefore appropriately values environmental resources.

4.5.5 Environmental design

The Auburn Community Hub will include a high standard of environmental design. The project team is targeting a 4 Star Green Star Office Design v3, which would equate it to the top 25% of building projects in terms of sustainable design. A key part of this Green Star strategy is a focus on energy efficiency. Though the project has not achieved a final internal (electrical and mechanical) design, we anticipate that the initiatives included in the Green Star strategy will assist the project in performing well. Energy efficiency initiatives that are scoped for inclusion in the project include:

- High standard of passive design, including;
  - Low emissivity (low-E) double glazing
  - Insulation
  - Shading
- VAV air conditioning system with:
  - Perimeter and central zoning
  - High efficiency chiller
  - Variable Speed Drives
  - Outside air economy cycle
  - Supply air temperature reset
  - CO^2 sensors
- Lighting system with;
  - AESY84440A.0.0.MCP91105 - Energy Strategy.doc 2 Form Revision: J 01/07
  - 2 W/m²/100 Lux design target
  - Individually switch controls for each room
  - Lighting zones no larger than 100m²

4.6 Noise and Vibration Impacts

There will be no significant noise or vibration impacts above the construction noise expected. There are no driven piles or rock hammering proposed as part of this application. Any impacts from noise and vibration will be managed in accordance with a Construction Environmental Management Plan – refer Statements of Commitment.

4.7 Crime Prevention Through Environmental Design

Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'

- removing conditions that create confusion about required norms of behaviour.

In order to achieve these outcomes, there are four (4) principles used to assess projects to ensure the opportunity for crime is minimised. These are surveillance, access control, territorial reinforcement and space management. In terms of the Community Hub project, these issues are dealt with as follows.

4.7.1 Surveillance

The design of the building allows a clear open frontage which is easily seen from the car park and the street. The Terrace on the upper levels provides opportunities for overlooking onto the street providing passive surveillance. Closed Circuit TV cameras will also be installed in the car park at the boom gates and around the building.

The entry and car park will be well lit with an appropriate level of lighting to ensure safety of users and to minimise light intrusion into properties across the road. The landscaping of the facility and the car park has been selected to maximise clear sight lines and visual connectivity without compromising security. Species have been selected to ensure clear trunks and appropriate spacing has been allowed between trees to fulfil this objective.

4.7.2 Access control

The facility will have security access at the entry and a clear open lobby area. Closed Circuit TV and security personnel are employed to patrol the area of both the Community Hub and the Hospital. Again landscape is used here to identify the entry and to provide an area for people to gather without causing a security risk. The use if Gymea Lillies provides a sense of enclosure to the entry foyer while maintaining clear visual contract with the surrounding area.

4.7.3 Territorial reinforcement

The community nature of the facility and the maintenance of the area and landscape will significantly contribute to the reinforcement of the place as a public place and one that is safe.

4.7.4 Space management

As mentioned above, the Community Hub will be well maintained through the SWAHS existing maintenance program which includes removal of graffiti and rubbish and regular clearing of the exterior of the buildings. This creates the sense of a well respected facility that is cared for by both the staff and the users of the facility.

5. Consultation

There has been considerable consultation with the major agencies and Auburn City Council since the inception of the redevelopment of the hospital and the Concept Plan for the sites in 2006. This includes addressing a number of issues raised following the exhibition of those plans.

In addition to this, the Sydney West Area Health Service (SWAHS) has provided information about the Community Hub and the services and facilities to be provided by the Hub to the following:

- Auburn Council's General Manager
- The Local Member for Auburn, The Hon. Barbara Perry
- The Flemington Local Command of the Police Service
- Hospital Staff

This consultation is part of an ongoing communication strategy between the SWAHS and their local communities. A specific communication framework is being developed by the SWAHS to provide ongoing information about the project as it progresses. This will be based on the strategy used for the Auburn Hospital project.

We believe this level of consultation, combined with the public exhibition of this application to be adequate and appropriate for this project.

6. Draft Statement of Commitments

6.1 General Commitments

G1 Health Infrastructure, Brookfield Multiplex and its partners are committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act 1979*. The construction and operation of the Community Hub facility will be undertaken in accordance with Best Practice environmental management policies in place at the relevant time through the sites development.

G2 The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

G3 The development will comply with the Building Code of Australia 2008.

G4 The proponent will continue to liaise with the local community through Auburn City Council during the development process.

G5 The new building will be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to the Department that structural works are in accordance with the approved project application.

G6 A separate application will be made to Auburn City Council for approval under Section 68 of the *Local Government Act, 1993*, for the erection of hoardings or scaffolding in a public place, if required.

G7 The development and its uses will be in accordance with the approved Project Application as described in this Environmental Assessment.

6.2 Prior to Commencement of Works

P1 Detailed construction design details will be submitted to the Director prior to the commencement of construction works.

P2 All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and Australian Standard AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

P3 Prior to commencement of works, a Construction Environmental Management Plan (CEMP) will be prepared. This plan will include procedures for the following:

- Contact details of the site manager;
- Air quality/dust control;
- Noise and Vibration Management;
- Waste management;
- Community access and safety;
- Site specific soil erosion and sediment control;
- Traffic and pedestrian management;

- Storage and handling of materials;
- Environmental training and awareness;
- Contact and complaints handling procedures;
- Emergency preparedness and response;
- Site induction, OHS&R management and training;
- Services disruption planning and management;
- Site contamination review and remediation, hazardous materials and contamination management.

P4 Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's and Sydney Water's requirements prior to the commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

P5 A Traffic and Pedestrian Management Plan will be prepared that will identify:

- The number and location of car parking spaces required by construction workers,
- Ingress and egress of vehicles to the site,
- Loading and unloading, including construction zones,
- Predicted traffic volumes, types and routes, and
- Pedestrian and traffic management methods.

P6 A sign will be erected in a prominent position on the site prior to the commencement of works in indicating the nature of the project and the Project Director and contractor contacts details.

P7 All electrical and mechanical services plans will be submitted to the Department for information prior to construction.

6.3 During Construction

D1 Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).

D2 Erosion and Sediment Control will be implemented in accordance with the Erosion and Sedimentation Plan which will be submitted to DoP prior to construction and these measures will be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.

D3 Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood, hospital and other workers during construction. These will include:

- Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions,
- Earthworks and scheduling activities will be managed to minimise the amount of time the site is left cut or exposed,

- All materials will be stored or stockpiled at the best locations,
- The surface will be dampened slightly to prevent dust from becoming airborne, without creating runoff,
- All vehicles carrying spoil or rubble to or from the site will be covered to prevent the escape of dust or other material,
- All equipment wheels will be washed or other action taken to avoid soil leaving site before exiting the site,
- Gates will be closed between vehicle movements and will be fitted with shade cloth, and
- Cleaning of footpaths and roadways will be carried out as required.

These will also be documented in the CEMP.

D4 The hours of construction, including the delivery of materials to and from the site, will be:
7:00am and 6:00pm, Mondays to Fridays inclusive;
7:00am and 1:00pm, Saturdays;
No work on Sundays and public holidays.

Works will only be undertaken outside these hours where:

- The delivery of materials is required outside these hours by the Police or other authorities;
- It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm;
- The work is approved through the Construction Environmental Management Plan; and
- Residents and others likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

D5 Rock breaking, rock hammering, sheet piling, pile driving and any similar activity will only occur between the hours below unless otherwise approved in the Construction Environmental Management Plan committed to above:

D6 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

D7 All waste disposal will occur in accordance with the *Protection of Environment Operations Act* and Regulations and EPA Environmental Guideline: Assessment, Classification and Management of Liquid and Non-liquid Wastes (1995).

All wastes generated by the project shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials.

D8 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.

D9 Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.

D10 The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:
- AS 1428 Part 1.
- The Building Code of Australia.

D11 Access and Safety protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the site to ensure the safety of work personnel and visitors.

D12 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.

D13 In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of Environment and Climate Change will be informed in accordance with Section 91 of the *National Parks and Wildlife Act 1974*.

D14 The requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development will be complied with.

D15 All buildings will be ventilated in accordance with relevant codes.

D16 All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

6.4 Prior to Occupation or Commencement of Use

O1 A Fire Safety Certificate will be provided to the Department for all the Essential Fire or Other Safety Measures forming part of application.

O2 Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation will be submitted to the Department and Council for information purposes only.

O3 Up to 25% of spaces will be allocated and designed as small car spaces.

O4 Bicycle parking facilities will be provided within the car park.

O5 Additional area available within the car park as a result of small car spaces will be allocated and designed for motorcycle parking.

O6 Up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.

O7 A travel management plan will be implemented for the Hospital/Community Hub.

O8 A TravelSmart program will be implemented to encourage increased awareness of public transport options for staff and visitors

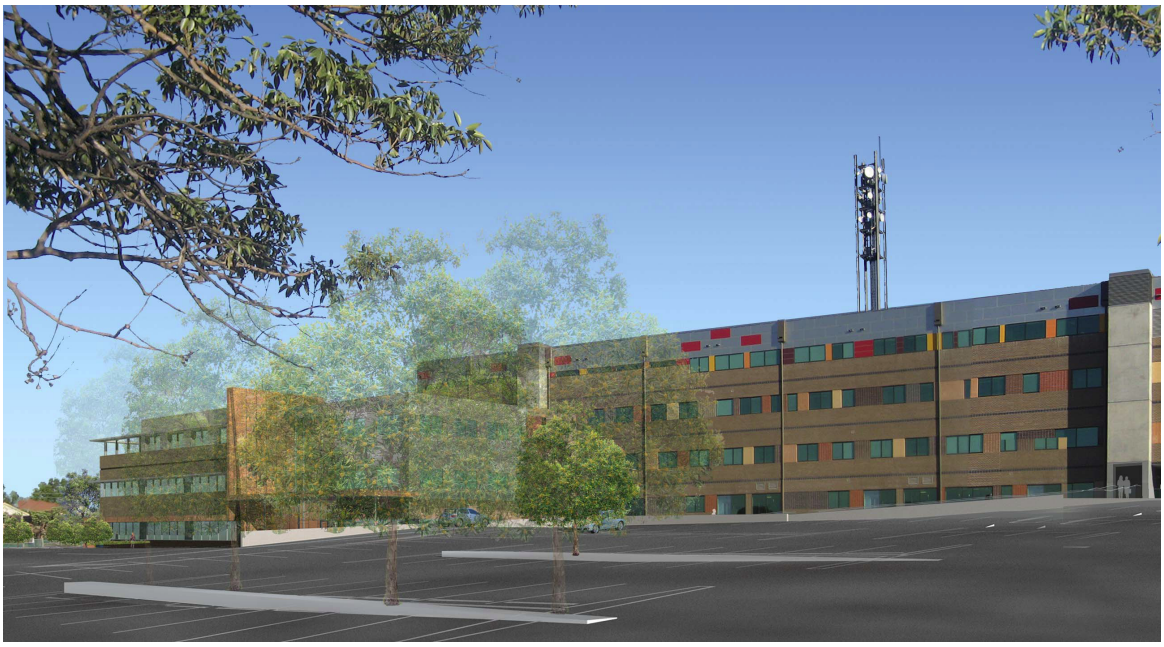
7. Conclusion

The development of the Auburn Community Hub adjacent to the new Auburn Hospital is consistent with the clinical design objectives for the project as well as the objectives of the EP&A Act.

It is considered that short tem – predominantly construction based impacts that can be easily mitigated through measures outlined in the Statements of Commitment. On that basis, the project provides significant public benefit, a significant investment in health infrastructure in Auburn and has very few significant impacts.

The Project meets the objectives of the NSW State Plan 2009 and the Metropolitan Strategy for delivery of Community Health Services close to the populations that need them and to increase jobs closer to home. The Project is therefore justified on any grounds and is recommended for approval.

Auburn Community Hub



Environmental Assessment for Project Application MP09_0173

November 2009

Prepared for:
Health Infrastructure

By:

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Auburn Community Hub
Environmental Assessment Report

Contents

Executive Summary **1**
1. Introduction **2**
1.1 Background 2
1.2 Aims and Objectives 3
1.3 The Project Team 4
1.4 Compliance with Director Generals Requirements 4
1.5 Statement of Validity 9

2. Site Analysis **10**
2.1 Context 10
2.2 Site Description 11
2.3 Site Analysis 11
2.3.1 Zoning and Ownership 11
2.3.2 Urban Character and Streetscape 11
2.3.3 Easements and restrictions 13
2.3.4 Geology and soils 13
2.3.5 Hydrology 13
2.3.6 Hydrogeology 13
2.4 Existing transport and pedestrian environment 14
2.5 The existing buildings and uses 14
2.6 Existing Infrastructure 14
2.7 Site contamination 14
2.8 Suitability of the Site 15

3. The Project **16**
3.1 Introduction 16
3.2 Design Objectives 16
3.3 Building Design and Placement 17
3.3.3 Materials and Finishes 18
3.3.4 Landscape 18
3.4 Staging and Timing 19
3.5 Traffic management and car parking 19
3.6 Engineering and Services 20
3.6.1 Stormwater 20
3.6.2 Sewer 20
3.6.3 Water 20
3.6.4 Gas 20
3.6.5 Water and Energy Conservation Measures 20
3.6.6 Electrical Services 20
3.6.7 Mechanical services 20
3.7 Compliance with the Approved Concept Plan 20

4. Environmental Assessment 21
4.1 Objectives of the Environmental Planning and Assessment Act 1979 21
4.2 Relevant Environmental Planning Instruments and Guidelines 22
4.2.1 State Environmental Planning Policy No 55 – Remediation of Land 22
4.2.2 State Environmental Planning Policy (Major Development) 2005 22
4.2.3 State Environmental Planning Policy (Infrastructure) 2007 23
4.2.4 NSW State Plan 2009 23
4.2.5 Sydney Metropolitan Strategy 24
4.2.6 Draft West Central Subregional Strategy 24
4.2.7 Auburn Local Environmental Plan 2000 24
4.2.8 Auburn Section 94 Development Contributions Plan, 2007 25
4.2.9 Auburn DCPs 2000 26
4.3 Amenity Impacts 27
4.4 Transport and Accessibility Impacts 27
4.5 Ecologically sustainable development 29
4.5.1 Precautionary principle 29
4.5.2 Principle of inter-generational equity 29
4.5.3 Principle of biological diversity and ecological integrity 30
4.5.4 Improved valuation of environmental resources 30
4.5.5 Environmental design 31
4.6 Noise and Vibration Impacts 31
4.7 Crime Prevention Through Environmental Design 31
4.7.1 Surveillance 32
4.7.2 Access control 32
4.7.3 Territorial reinforcement 32
4.7.4 Space management 32

5. Consultation 33

6. Draft Statement of Commitments 34
6.1 General Commitments 34
6.2 Prior to Commencement of Works 34
6.3 During Construction 35
6.4 Prior to Occupation or Commencement of Use 37

7. Conclusion 39

List of Appendices

A Director-Generals Requirements
B Site Analysis Drawing
C Report on Remediation and Validation Assessment, Oct 2009.
D On Site Detention
E Architectural Plans
F Materials and Montages
G Site Audit Report
H Traffic and Parking Assessment
I Archaeological Impact Assessment
J Interpretation Strategy
K Results of Archaeological Monitoring
L Pictures of Selected Landscape Species
M Survey
N Quantity Surveyor Statement
O Letter from SWAHS

Executive Summary

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital but separate to the acute hospital. The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to permit future expansion of the Community Hub to the west;
- to provide a facility that needs to attract and retain staff; and
- to deliver value for money to the State.

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation and is consistent with the principles of ESD and all relevant planning controls.

The assessment concludes that the site is suitable for the proposal and that the implementation of the development of the Auburn Community Hub is consistent with the public interest.

Accordingly, we seek the Ministers favourable consideration of this application.

1. Introduction

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

The purpose of the report is to outline the key aspects of the proposed redevelopment and to provide an assessment of the proposal in terms of the DGEARs. Table 1 in Section 1.4 shows where in the report each of the DGEARs has been addressed. A copy of the DGEARS is attached in **Appendix A**.

This Environmental Assessment report is structured as follows:

1. Introduction	This section provides an overview of the project and relevant background.
2. Site Analysis	This section provides details of the existing site and the proposed redevelopment context.
3. The Project	This section provides an overview of the proposal and its key elements.
4. Environmental Assessment	This section responds to the Director General's Requirements in terms of the key issues raised and the plans and documents required
5. Consultation	This section describes the consultation undertaken as part of this project.
6. Draft Statement of Commitments	This section contains a Draft Statement of Commitments.
7. Conclusion	This summarises the key issues and provides a recommendation to approve the Project as outlined within the report.

1.1 Background

On 28 April, 2006, the Director General of the Department of Planning, as the Minister's delegate, formed the opinion that the Auburn Hospital redevelopment is a major project under the terms of the State Environmental Planning Policy - Major Projects. A Concept Plan for the site was determined for the site in August 2007 which approved the following:

- Land use distribution;

- Pattern of buildings, including footprint and height;
- A car parking and access strategy;
- Landscape strategy; and
- Development controls for the various sites.

Concurrently, a Project Application to construct the new Auburn Hospital was approved which allowed for:

- The development of substantial new 'state of the art' hospital facilities on the southern portion of the site.
- Creation of a temporary car park on the Arthur Stone site.
- Relocating of the existing services into the new facility.
- Demolition of the existing main hospital building.
- Creation of a temporary on grade car parking areas.

Subsequent applications were made and approved under Section 75W to make minor amendments to the hospital design. The new hospital is now complete and operational.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital site, but separate to the hospital. The location, selected for clinical reasons is within an area, previously identified for car parking and the future development of a residential building of up to nine (9) storeys.

As this was not originally conceived in the Concept Plan a separate application has been submitted under Section 75W to permit the Community Hub in Development Zone 3. This application has been approved by the Department of Planning, which allows this application to be lodged for the development of a new Community Hub building.

1.2 Aims and Objectives

The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to provide a facility that attracts and retains staff; and
- to deliver value for money to the State.

1.3 The Project Team

The team for this redevelopment project is:

Company	Role
Health Infrastructure	Client
Capital Insight	Project Director
Brookfield Multiplex	Design and Construction Contractor
Silver Thomas Hanley	Architect
Van der Meer Consulting	Structural & Civil Engineering
Lincolne Scott	Services Engineering
Advanced Environmental	Environmental Engineering
Acoustic Logic	Acoustic and Vibration engineering and
Philip Chun	BCA & DDA Compliance
Warrington Fire	Fire Engineering
GDK	Hydraulic Engineering
Halcrow MWT	Traffic and Transport
Urban Planning Outcomes	Statutory Planning

1.4 Compliance with Director Generals Requirements

Table 1 following outlines how the Project Application addresses the Director General's Environmental Assessment Requirements.

Table 1 Compliance

Requirement	Location
Key Issues	
1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: - Objects of the EP&A Act; - SEPP (Major Development) 2005; - SEPP (Infrastructure) 2007; - SEPP 55 - Remediation of Land; - NSW State Plan - Sydney Metropolitan Strategy and draft West Central Subregional Strategy; and ▪ Consideration of applicable Auburn City Council Instruments and policies; ▪ Address the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines (including the relevant Auburn City Council DCP/s) and justification for any non-compliance.	Section 4

2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality and detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the buildings achieve optimal design and amenity outcomes. The Project Application shall include detailed architectural plans.	Section 3 and Appendix E
3. Urban Design/Public Domain ▪ The EA shall address the design quality of buildings with specific consideration of the façade, massing, setbacks, articulation, materials/finishes & colours palette. ▪ The EA shall also address landscaping, safety by design and public domain, including an assessment against the Crime Prevention Through Environmental Design Principles. The EA shall provide the following documents: ▪ View analysis to and from the site from key vantage points; and ▪ Options for the siting and layout of building envelopes having regard to views from adjoining buildings, adequacy of separation between buildings on the site, impacts on the development potential of adjoining properties and solar access to properties to the south between the buildings.	Section 3 Section 4.7 Appendix E and F
4. Amenity Impacts on Neighbouring Properties The EA must the address the visual impact, privacy and overshadowing of the development on adjoining properties, with particular regard to any sensitive uses.	Section 4
5. Transport & Accessibility Impacts (Construction and Operational) The EA shall address the following matters: ▪ Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's Guide to Traffic Generating Developments and making reference to the NSW Planning Guidelines for Walking and Cycling, considering the following issues: ○ Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections and the need for funding or upgrading or road improvement works (if required). ○ Car parking arrangements, including number of spaces and compliance with the relevant parking codes and how this will minimise on-street parking; ○ Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan; ○ Demonstrate how users of the development will be able to	Chapter 4.4 and Appendix H

make travel choices that support the achievement of relevant State Plan targets; ○ Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access; ○ Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and ○ Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling).	
6. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. The EA must demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme	Section 4.5
7. Consultation Undertake an appropriate and justified level of consultation in accordance with the *Department's Major Project Community Consultation Guidelines October 2007*, and provide an outline of the proposed consultation program to be adopted.	Section 5
8. Services The EA shall address capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.	Section 3
9. Groundwater The EA is to identify whether groundwater may be encountered during excavation, the potential need to dewater and whether there are any groundwater issues including degradation.	Section 2
10. Noise and Vibration Assessment The EA shall address the issue of noise and vibration impact from the railway corridor and provide detail of how this will be managed through the design of the proposed buildings, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.	Section 4.6
General	
The EA must include:	
1. An executive summary	Page 1
2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;	Section 2 and Appendix B
3. A thorough description of the proposed development;	Section 3

4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;	Section 4
5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;	Section 4 and Section 6
6. The plans and documents outlined below;	Appendices
7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;	Page 9
8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP);	Previously submitted
9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.	Section 7
Plans and Documents	
1. An **existing site survey plan** drawn at an appropriate scale illustrating; ▪ the location of the land, boundary measurements, area (sqm) and north point; ▪ the existing levels of the land in relation to buildings and roads; ▪ location and height of existing structures on the site; ▪ location and height of adjacent buildings and private open space, and ▪ all levels to be to Australian Height Datum.	Appendix M
2. ***A Site Analysis Plan*** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).	Appendix B
3. ***A locality/context plan*** drawn at an appropriate scale should be submitted indicating: ▪ significant local features such as parks, community facilities and open space and heritage items; ▪ the location and uses of existing buildings, shopping and employment areas; and ▪ traffic and road patterns, pedestrian routes and public transport nodes.	Appendix E and Page 11
4. ***Architectural drawings*** at an appropriate scale illustrating: ▪ the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;	Appendix E

	▪ detailed floor plans, sections and elevations of the proposed buildings; ▪ elevation plans providing details of external building materials and colours proposed; ▪ fenestrations, balconies and other features; ▪ accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; ▪ the height (AHD) of the proposed development in relation to the land; ▪ the level of the lowest floor, the level of any unbuilt area and the level of the ground; and ▪ any changes that will be made to the level of the land by excavation, filling or otherwise.	
5.	***Stormwater Concept Plan*** - illustrating the concept for stormwater management	Appendix D
6.	***Landscape/Public Domain Concept plan*** - illustrating treatment of open space/public domain areas, screen planting along common boundaries and tree protection measures both on and off the site.	Appendix E
7.	***Shadow diagrams*** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm	Appendix F
8.	***View Analysis*** - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas.	Appendix E and Appendix F

1.5 Statement of Validity

Submission of Environmental Assessment

Prepared under Part 3A of the *Environmental Planning and Assessment Act 1979*

Environmental Assessment prepared by

Name:	Leoné McEntee
Qualifications:	BA (Geog), Graduate Diploma Urban and Regional Planning, Grad Dip Natural Resources Law
Address:	UPO Pty Ltd PO Box 787 Matraville NSW 2036
In respect of:	Auburn Community Hub

Applicant & Land Details

Applicant name	Health Infrastructure
Applicant Address	Level 6, 77 Pacific Highway, North Sydney
Land to be developed	Auburn Hospital, Hevington Road Auburn
Lot & DP	Lots 11, 12 and 13 in DP 873

Environmental Assessment	An environmental assessment is attached
Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director Generals Environmental Assessment Requirements dated 5th November 2009, and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.
Signature	
Date	27th November 2009

2. Site Analysis

2.1 Context

The Auburn Community Hub is located adjacent to Auburn Hospital in the western suburbs of Sydney. The regional context is characterised by a mix of low to high density residential suburbs and light industrial precincts concentrated around the Parramatta Central Business District. A wide range of ethnic groups are represented in the region with more than 30% speaking a language other than English at home.

The region has a strong focus on manufacturing and wholesale trade industries making up 40% of the area's employment base. Health and community services provide over 5% of the jobs in the region and this is expected to increase as a result of an aging population.

The nearest major tertiary educational institution to Auburn hospital is the University of Sydney Cumberland Campus at Lidcombe (5km east of the hospital) which is home to the Faculty of Health Services (FHS). The FHS is acknowledged nationally and internationally for innovation in teaching and research.

Also located in the region is the Sydney Olympic Park complex which provides an array of sporting and recreational opportunities. The major movement corridor in the regional context includes primarily road and rail services. The major roads include the Great Western Highway, Parramatta Road, Silverwater Road and the M4 Motorway. The latter is a major east-west arterial in the Greater Sydney Region. Rail services include the main Western Line, with Auburn Station the nearest station to the hospital or the South Western Line, where the nearest stations are Regent's Park and Berala.[1]

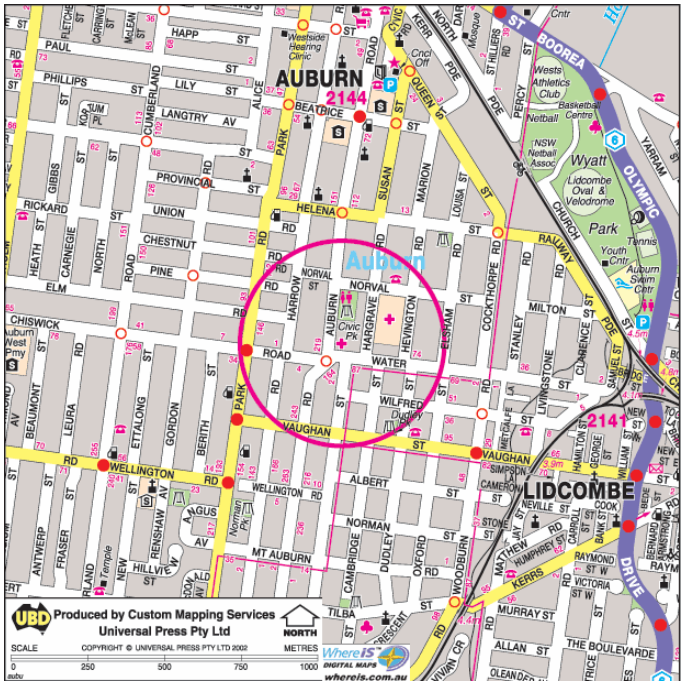


Figure 1 Site Location (not to scale)

[1] LFA (Pacific) Auburn Hospital Concept Plan application

2.2 Site Description

The building site comprises an area of approximately 840sqm located adjacent to the new Auburn Hospital on the Hevington Road side of the site. The Auburn Hospital site is bounded by Hevington Road to the East, Norval Street to the North, Hargrave Road to the West and Water Street to the South. The site is legally described as Lots 11,12 and 13 in DP 873.

2.3 Site Analysis

A Site Analysis Drawing (A-SK20) is included in the Architectural Drawings in Appendix B.

2.3.1 Zoning and Ownership

The site is zoned Residential 2b (Medium Density) under the Auburn Local Environmental Plan (2000). The 2b zoning permits the development of hospitals. Community health facilities are considered to fall within the definition of a hospital which is:

> *Hospital means a building or place (other than an institution) used for providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, care for people with developmental disabilities, psychiatric care or counselling and services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there) and includes:*
> *(a) ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or restaurants, and ancillary accommodation for persons receiving health care or for their visitors, and*
> *(b) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health care workers.*[2]

The objectives of Zone 2b are as follows:

- Permit multiple dwelling residential development on appropriate sites.
- Permit residents to work at home where there is no adverse impact on the amenity of the area.
- Permit appropriate uses in the zone that complement the residential nature and functioning of the zone.

2.3.2 Urban Character and Streetscape

The existing urban character and streetscape surrounding the hospital site is typically represented by 20m wide road corridors with landscaped verges of between 3 and 4m. While there is little evidence of significant street tree planting schemes, native specimens are evident.

The settlement pattern is a grid formation with north/south and east west street orientation. The street grid shifts at Auburn Road and Water Street to create an offset street grid pattern to the south. Auburn Road and Water Street also form the primary north/south and east/west connections respectively.

[2] Auburn Local Environmental Plan 2000



Figure 2 Development opposite proposed community hub on Hevington Road

The residential lots in the local area tend to be deep, in the order of 45-50m, with frontages ranging from 13-15m. In some cases lots have been amalgamated for multi-unit developments many of which are evident in the immediate vicinity of the hospital site.



Figure 3 Streetscape Hevington Road

The existing urban built form consists of a mixture of fibro, weatherboard and brick cottages of little architectural significance interspersed with two storey townhouses and two to three storey multi-unit apartment buildings constructed over the last 20 years.

2.3.3 Easements and restrictions

There is an existing easement on site for Telstra to access the communications tower, however this does not impact on the use of the Community Hub site.

2.3.4 Geology and soils

In April 2009, Douglas Partners[3] undertook a review of published geological information on the site as part of the Remediation Plan. The regional geology was identified as the Wianamatta Group comprising Ashfield Shale and Bringelly Shale. This formation comprises shale with occasional claystone, laminite and coal laminite with dark grey siltstone.

The soil landscapes encompass Red and Brown Podzolic soils that are shallow to moderately deep (<100cm). In areas of lower slopes and in areas of poor drainage Yellow Podzolic soils and Soloths are dominant. Based on the site elevation, the soil type identified at the site is residual clay.

Douglas Partners identified that the site lies in an area that has a moderate to high salinity potential, based on published information from the Department of Water and Energy (DWE). Typical soil conditions encountered on the site during investigation works are summarised below in Table 2. A copy of the Douglas Partners report is attached at Appendix C.

Table 2 Summary of Site Geology

Depth (m)	Material Type	Material Description
0 - 0.5	Fill	Topsoil underlain by crushed shale and clay fill materials, which included ash/slag and building rubble in parts of the site (particularly western portion) (This has now been completely remediated)
0.5 – 1.5	Clay	Silty clay, red brown to mottled grey brown, with ironstone gravels
1.0 – 6.0	Shale	Shale bedrock interbedded with layers of silty clay bands at varying depths
5.0 – 7.0	Siltstone / Laminite	Silstone/Laminite, low to medium strength, moderately weathered, fractured

2.3.5 Hydrology

Douglas Partners[4] also reported that any site surface water would flow to the east following the site topography, upon which it would be diverted to the stormwater drainage systems located on Water Street, Hevington and Hargrave Roads. This has been adopted in the design of the drainage layout and On Site Detention System – see Appendix D.

2.3.6 Hydrogeology

Groundwater searches were conducted by Douglas Partners in 2009 on the basis of groundwater bore information from the Department of Natural Resources (DNR). The search

[3] Douglas Partners, 2009 Detailed Contamination Assessment, Auburn Hospital Stage 1B
[4] op cit

revealed the presence of 15 groundwater bores within a 3 km radius of the site. Relevant bore data information is summarised as follows:

- The identified groundwater bores (GW102644, GW102646, GW102647, GW102649-GW102660) were all installed for monitoring purposes only.
- The total bore depth ranged from 8.0m to 25.0m.
- The standing water level in these bores ranged from 1.0m to 10.0m. The water bearing zone was generally encountered within the underlying siltstone and shale bedrock.
- A review of the bore data reveals that siltstone and shale bedrock was encountered at depths of 5m to 25m.

2.4 Existing transport and pedestrian environment

Generally, the site is surrounded by two way road systems. The roads typically have a carriageway of two lanes and parking against the kerb on both sides. The primary collector roads are Water Street and Auburn Road with traffic volumes in the order of 300-400 vehicles per hour. Hargrave Road, Norval Street and Hevington Road have considerably less traffic. The proposed Community Hub will have its entrance off Norval Street and via the carpark.

The intersections surrounding the site operate at good levels of service with minimal traffic delay. The main entrance to the new hospital is off Hargrave Road, with a separate ambulance access to the Emergency Department via Hargrave Road as well. Parking on the site has yet to be fully developed as part of the Hospital approval and the Community Hub will decrease the number of parking spaces available as it is located within the proposed carpark.

The pedestrian environment is somewhat limited at the present as part of the development is still under construction, however the main pedestrian access to the existing hospital is via Hargrave Road.

2.5 The existing buildings and uses

The site for the proposed Community Hub is currently vacant following the demolition of the old hospital. The site is adjacent to the new hospital as shown in the Architectural Plans shown in Appendix E.

2.6 Existing Infrastructure

The site has adequate services infrastructure which does not require augmentation for this proposal. Many of the sites services have been upgraded as part of the Auburn Hospital redevelopment. All essential infrastructure has significant expansion capacity.

2.7 Site contamination

A number of site assessments and audits have been undertaken on site as shown below in Table 3.

Table 3

Date	Action
May 2006	Preparation of a Heritage Report for the Auburn Hospital complex (Weir & Phillips 2006)
September 2006	Completion of Hazardous Materials Building Survey (DP 2006a)
October 2006	Preparation of Preliminary Contamination Assessment (DP 2006b)
March 2007	Commencement of Site Audit
April 2007	Completion of additional asbestos assessment within buildings (AirSafe 2007)
May 2007	Completion of a radiological survey by ANSTO, targeting the interior of the buildings and the outside grounds area, following review of sampling plan by Site Auditor
April 2009	Completion of Detailed Contamination Assessment (DP 2009a) following review of sampling plan by Site Auditor
May 2009	Completion of Remedial Action Plan (DP 2009b) following review and comment by Site Auditor
June 2009	Preparation of Site Audit Statement and Site Audit Report (JBS 2009)
June 2009	Commencement of remediation and validation works

The Site Audit Report prepared for the site (Area 1B – the former hospital site) by JBS Environmental Pty Ltd is in accordance with the Concept Plan approval for the Auburn Hospital and is attached at Appendix G. This report includes the opinion that:

" *the site assessment and proposed remedial activities are considered to have met the requirements of the Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd Edition) (DEC 2006).*

The soils in parts of the site have been impacted with PAHs and asbestos at levels which require remediation for the proposed landuse. There was no other soil contamination identified as part of the site assessment works which is considered to require remediation or management.

The site can be made suitable for the proposed landuse (i.e., continued hospital use, community health centre which may include a children's day care centre and associated carparking and landscaped areas) based on the successful implementation of the soil remediation and validation works detailed in the Remedial Action Plan prepared for the site [by Douglas Partners, 2009]*".*[5] A final draft copy of the Report on Remediation and Validation Assessment prepared by Douglas Partners in October 2009 is attached at Appendix C. This report clears the site of any contamination and will be signed off by the Auditor in the near future.

2.8 Suitability of the Site

There are no environmental, economic or social constraints to development of the Community Hub in this location.

[5] JBS Environmental Pty Ltd, 2009, Sire Audit Report.

3. The Project

3.1 Introduction

The Auburn Community Hub has been planned for some time but was originally intended to be located closer to the main centre of Auburn. However with the redevelopment of the Auburn Hospital site, it was considered more appropriate to collocate the community services facilities in close proximity to the new hospital. The Community Hub will provide services in a range of ambulatory areas including:

- Diabetes education
- Vascular disease education and monitoring;
- Drug and alcohol counselling,
- Needle exchange;
- Population health;
- Podiatry;
- Mental health; and
- Other outreach services.

3.2 Design Objectives

The design of the Auburn Community Hub was developed in response to a series of objectives both in terms of function and form. These are summarised below.

- The design must support the integrated service model as well as providing a patient centred and safe environment for patients, visitors and staff.
- The design must clearly reflect innovative, functionally efficient and environmentally sustainable design.
- It needs to address access issues for the wide range of patients, staff, students and community members using the facility, including a range of age groups, a highly diversified and unique cultural mix and people with a range of disabilities and impairments.
- The building must maximise daylight and external views to spaces in the facility while maintaining energy efficiency requirements.
- The façade of the building should be articulated to avoid large flat surfaces on the façade.
- The entry should be designed to draw visitors into a welcoming space and the internal design should reflect an open space feel to help lesson the clinical feeling of the facility.
- Glazing must ensure maximum light penetration while allowing for privacy for people in consult rooms.
- The proposed building materials should blend with those of the Auburn Hospital while maintaining a separate identity for the Auburn Community Hub, which reflects a more “office feel” rather than a hospital.
- The building layout should promote easy orientation and way finding and provide a sense of place and to ensure a ‘user friendly’ environment for patients, visitors and staff.
- Safety and security of staff shall be facilitated by minimising the number of entries and exits and providing clear vision lines.
- The facility shall comply with all appropriate regulations, codes of practice and standards, to ensure the safety, comfort and security of all patients, visitors and staff and delivery of best practice health care, including provision for quality control, infection

control, personal security, risk management and achieving operational efficiencies and patient safety. Safe play facilities must be available for children near waiting areas.

- As the Auburn LGA has a highly diverse population with a unique cultural mix, it is essential that the redevelopment proposals acknowledge this diversity and incorporate specific design features to accommodate the cultural and social needs of the population.

3.3 Building Design and Placement

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The Community Hub is proposed to be sited on the south eastern end of the on-grade carpark and against the new courtyard that is currently being constructed as part of the Stage 1A works on site. The carpark is currently designed into two parts, the western end and the eastern end. The western end of the carpark will continue unaffected by the Community Hub. This will ensure that the new hospital will be serviced by a large carpark for use by staff, patients and visitors to the new hospital.

The Community Hub building footprint has been designed to ensure a minimal loss of carparking spaces on the eastern half of the site. It has a floor area of 838 sqm and a GFA of 2514sqm. The overall height of the building is approximately 14 metres at RL 40.455 maximum of feature. A terrace for use by staff is located on level 3 in the north eastern corner.

A structural grid of 8.4 x 7.5 has been designed to maximize structural efficiency and reduce the amount of structural columns. The fire stairs and lifts are structural cores providing lateral support at either end of the structure.

The first floor level has been set at RL 26.550, allowing interconnectivity between the external paved courtyard and the internal spaces of the building. All other floor levels of the community hub match those of the new hospital building. The site has a level difference of approximately 4.0 metres between the main entrances of the Community Hub and the Auburn Hospital. Pedestrian access between the two entrances will be provided by a ramp. The existing ramp connecting the main entrance of the Hospital and the Western carpark will be extended to end immediately adjacent the Community Hub.

A back of house entry will allow for delivery of supplies and for the disposal of waste and recyclables by hospital staff via the Hospital Loading Dock. Waste and recyclables will be stored in the appropriately located Disposal Room from which staff may collect or wheel out the bins for collection.

The Needle and Syringe Vending machine has been located discreetly behind the returned elevational feature ribbon, ensuring it is not visible by the neighbours immediately opposite the hospital. The vending machine will be easily accessible from Hevington Street and the landscaping will be sufficiently spaced to provide an appropriate balance between screening and security requirements. (Refer Drawing A-SK1 in Appendix E)

3.3.3 Materials and Finishes

The façade has been developed to ensure that it is in keeping with the character of the surrounding built environment and the Hospital itself, but clearly having its own character and presence. The major element traversing the northern elevation is the copper coloured ribbon that frames the elevational components of the façade. The Ribbon provides the first floor northern windows with the shading from the summer sun and metamorphoses into framing the entry area and then into becoming the covered awning to the car lay-off.

The curtain wall glazed element works with the ribbon to guide the public to the entry of the building and provide natural light into the vast open circulation and waiting areas of the facility. The mass of natural light permeating into the building's main public area will insinuate good health and wellness into the facility and filter into the connecting corridors servicing the various community health services.

The horizontal nature of the brick and glazed banding borrows from the existing hospital, but has its own DNA with the continuous glazed elements. The horizontal glazed elements are framed with accent brickwork reading as columns. The earthy brickwork is then capped by a lighter coloured and framed façade panel mimicking the main hospital, but juxtaposing itself by way of the white accent panel as opposed to the hospital's red. This reinforces its own identity as a separate facility providing specialist health services. Photographs of the materials and finishes are provided on Drawing A-SK17[B] in Appendix F.

3.3.4 Landscape

The proposed landscape reinforces the existing campus strategy, with Brushbox (*Lophostemon confertus*) trees lining the nature strip in accordance with the Department of Planning conditions of approval. The secondary line of Water Gums (*Tristaniopsis laurina*) frames the eastern boundary and acts as a gateway and screen to the eastern carpark and Community Hub Building. The spacing of 7.5 metres between the Water Gums will be sufficient to provide visual connectivity between the public domain and the site ensuring that security is not compromised.

As per the western carpark, the bituminous hardscape is broken up and softened by Honeylocusts (*Gleditsia* 'Sunburst') and Paperbarks (*Melaleuca quinquenervia*).

The main northern elevation of the Hub is separated from the carpark by a line of hedge planting consisting of Dwarf Bottlebrush (*Callistemon* 'Captain Cook') that will grow to a maximum height of 600mm. This hedge planting will mirror the horizontal elements of the façade and control the pedestrian traffic to the footpath heading towards Hevington Road. The other landscaped component is located west of the car lay-off area to the Community Hub, where Dwarf Bottlebrush is the main hedge planting with a stand of Gymea Lilies (*Doryanthes excelsa*)

providing scale and verticality. Appendix L provides pictorial examples of the selected landscape species.

The courtyard between the Hub and the new Hospital has been previously approved as part of the hospital development. The New Hub will be constructed immediately against the courtyard edge to maximize the available site for the new Community Hub building and to provide the visual connection between the interior spaces of the Hub with the Courtyard.

3.4 Staging and Timing

The proposed Hub will be built in one stage and as soon as approval is given. The ability to use existing contractors on site as part of the existing approved Hospital redevelopment provides a significant financial saving for the project. Construction is programmed to commence in early 2010 subject to receiving Ministers approval this year.

3.5 Traffic management and car parking

A comprehensive traffic and transport study was undertaken as part of the application for the Auburn Hospital Concept Plan and the Project Application for the Hospital. The proposed Hub, while not expressly considered at that time, does not constitute a significant impact on traffic, car parking or transport infrastructure. To assess the potential impacts, Halcrow MWT (previously Masson Wilson Twiney) have undertaken a review of their original assessment of 2006. In the 2006 assessment of the Concept Plan, it was determined that:

- Prior to the redevelopment of the Hospital there was a significant demand for on street parking by Hospital related activities due to a lack of accessible on site parking provisions.
- The redevelopment of the Hospital (at each stage) would significantly improve the on site parking provisions compared to the then existing situation, and hence reduce demand for on street parking.
- The surrounding road network would continue to operate with good levels of service and spare capacity with the redevelopment of the Hospital site.
- The Hospital is serviced by both rail and bus services.
- Surveys of staff travel behaviour indicated a high proportion of staff driver to the site (50%). However approximately 43% of staff arrived as a passenger in a car indicating good potential for car share arrangements.

In the interest of further promoting the use of public transport, the Department of Planning (DOP) included a modification in the Concept Plan Approval limiting car spaces on site to 358, including spaces for people with a disability.

The Halcrow study states that the hub will not impact adversely on the surrounding traffic flows it recommends a range of demand management measures which are further discussed in Section 4.

A copy of the Halcrow MWT review is attached at Appendix H.

3.6 Engineering and Services

3.6.1 Stormwater

Stormwater will be implemented in accordance with the Drainage Layout and Onsite Detention Plan (Drawing C-9630) in Appendix D. This is consistent with Councils OSD requirements.

3.6.2 Sewer

An existing sewer services the site and the new Community Hub will be connected with the Sydney Water sewer on the corner of Hevington and Norval Street. This sewer has sufficient capacity.

3.6.3 Water

Sydney Water has advised that there is sufficient water available and services will be connected through the existing Auburn Hospital service.

3.6.4 Gas

Gas will be supplied via the existing Auburn Hospital service.

3.6.5 Water and Energy Conservation Measures

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation. While the mechanical and electrical designs have yet to be finalised, some of the components of these that will contribute to the Green Star Standard are listed in Section 4.4.5.

In respect to water conservation, the intention is to connect to the in ground rain water harvesting tank on the new Auburn Hospital and to use this water for irrigation and landscape maintenance. All facilities within the building will be AAA rated and all toilets will be dual flush. Water metres will be installed on the project to monitor water use with the intention reduce usage of potable water as time goes on.

3.6.6 Electrical Services

The electrical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.6.7 Mechanical services

The mechanical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.7 Compliance with the Approved Concept Plan

While the approved Concept Plan did not envisage the Community Hub to be located within the grounds of the Auburn Hospital complex, the proposal is consistent with the principles of the Concept Plan approval. An amendment to the approved Concept Plan has been approved to allow for the Community Hub to be located as proposed by this application.

Car parking, amenity and other aspects of the proposal are not inconsistent with the overall Concept plan approval.

4. Environmental Assessment

4.1 Objectives of the Environmental Planning and Assessment Act 1979

The objects of the *Environmental Planning and Assessment Act 1979* (EP&A Act) are:

(a) to encourage:
  (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
  (ii) the promotion and co-ordination of the orderly and economic use and development of land,
  (iii) the protection, provision and co-ordination of communication and utility services,
  (iv) the provision of land for public purposes,
  (v) the provision and co-ordination of community services and facilities, and
  (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
  (vii) ecologically sustainable development, and
  (viii) the provision and maintenance of affordable housing, and

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

The proposed Community Hub is consistent with the objectives of the EP&A Act as they apply to the proposal. Specifically, the proposal ensures the proper management of resources, by providing a state of the art community hub facility in a location which maximises the access opportunities for the community and the collocation benefits of being close to the acute hospital. The proposal promotes the orderly use of the land through this co-location and sharing of resources and provides the land for public purposes. The proposal coordinates community facilities in a single "hub" to minimise fragmentation of services infrastructure.

The Community Hub is consistent with the sharing of responsibilities between various levels of government by providing accommodation for community and outreach functions. The Concept Plan process that has been undertaken for the Auburn Hospital redevelopment provided opportunities for the community to be involved in the planning for this significant health facility. Additional consultation has been undertaken and is outlined in Section 5.

4.2 Relevant Environmental Planning Instruments and Guidelines

4.2.1 State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 aims to provide a State wide planning approach to the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. The SEPP achieves this by specifying when consent is required, and when it is not required, for a remediation work, and by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements.

When a development application is lodged with a consent authority the consent authority is not able to grant consent unless it has considered:

(a) whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The Contamination and Site Audit Report attached at Appendices C and G respectively comply with the provisions of the *Contaminated Land Management Act 1997* and SEPP 55 and establishes the ability of the site to be free of contamination and fit for purpose following implementation of the Remediation Action Plan (RAP) which has now been completed and signed off in draft – refer Appendix C.

4.2.2 State Environmental Planning Policy (Major Development) 2005

Schedule 1 of the Major Development SEPP sets out the classes of development that qualify as Major Development, specifically Group 7 Clause 18 It states that:

(1) Development that has a capital investment value of more than $15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:

(a) day surgery, day procedures or health consulting rooms, or
(b) accommodation for nurses or other health care workers, or
(c) accommodation for persons receiving health care or for their visitors, or
(d) shops or refreshment rooms, or
(e) transport of patients, including helipads and ambulance facilities, or
(f) educational purposes, or
(g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or
(h) any other health-related use.

(2) For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.

On that basis and the previous opinion provided under Clause 6, the project is considered one to which the Major Development SEPP applies. This application has been prepared according to the provisions of Part 3A of the EP&A Act, the Major Projects SEPP and the site specific Director General's Environmental Assessment Requirements dated 5th November 2009.

4.2.3 State Environmental Planning Policy (Infrastructure) 2007

This Policy commenced on 1st January 2008 and repealed SEPP 8 and others relating to significant infrastructure provision.

However as the proposed development in this case is declared to be a development to which Part 3A applies, Clause 8 of the Infrastructure SEPP places it in a subordinate position to the Major Development SEPP and therefore the provisions of the Infrastructure SEPP do not apply to this proposal.

4.2.4 NSW State Plan 2009

The NSW State Plan is the NSW Government's long term plan to deliver services to the people of NSW. It sets priorities for Government action, based on input from communities across NSW for the future of NSW. The Plan addresses Government services and direction across ten (10) key areas:

1. Better Government
2. Supporting Businesses and Jobs
3. Better Transport
4. Clever State
5. Healthy Communities
6. Green State
7. Urban Environment and Lifestyle
8. Strengthening Communities
9. Keeping People Safe
10. Delivering for Priority Groups

This project falls largely within the "Healthy Communities" area and meets several of the Government priorities in this respect. The key target areas of the State Plan for healthy communities are:

- Improve and maintain access to quality healthcare in the face of increasing demand
- Improve survival rates and quality of life for people with potentially fatal or chronic illness
- Improve health in the community
- Reduce potentially preventable hospital admissions
- Improve outcomes in mental health

The Community Hub project will deliver on those priorities through provision of the following services and programs:

- Diabetes education
- Vascular disease education and monitoring
- Drug and alcohol counselling and education, including the needle exchange
- Population health services.
- Mental health programs, including enhanced early intervention and support services for young people.

On that basis, the Community Hub is considered to be consistent with the relevant priorities and targets of the NSW State Plan 2009.

4.2.5 Sydney Metropolitan Strategy

The Sydney Metropolitan Strategy "City of Cities" was released in December 2005 and provided a "Plan for Sydney's Future". It has five (5) key aims to achieve the vision for Sydney in 2031. These are:

1. Enhance liveability
2. Strengthen economic competitiveness
3 Ensure fairness
4 Protect the environment
5 Improve governance

In order to implement these aims, a series of Subregional Strategies have been developed to provide area specific objectives and an implementation methodology for their achievement. The Subregional Strategy that deals with the Auburn Hospital site is the draft West Central Subregional Strategy.

4.2.6 Draft West Central Subregional Strategy

The draft West Central Subregional Strategy aimed to guide land-use planning until 2031 in the Auburn, Bankstown, Fairfield, Holroyd and Parramatta local government areas. Key directions in the Strategy include:

- Retaining and protecting strategic employment lands to help provide jobs closer to home
- Strengthening Parramatta as one Sydney's main city centres
- Planning for a broader range of roles for Sydney Olympic Park
- Supporting the continuing development of the Westmead Specialised Centre
- Promoting Bankstown as a Major Centre
- Improving connections between centres and access to regional open space

The strategy recognises the continuing role of Auburn Hospital in the future planning for the subregion and looks to improve the services and accessibility to health care. This is consistent with the objectives for Health Services in the 2008-2009 NSW State Infrastructure Strategy which is the umbrella that drives the various NSW Government strategic plans.

This proposal is considered to be consistent with both the Metropolitan Strategy and the draft Subregional Strategy.

4.2.7 Auburn Local Environmental Plan 2000

The site is zoned Residential 2b and the proposed development is permissible with Consent in terms of Clause 12 of the Auburn Local Environmental Plan 2000 (ALEP).

Clause 14 provides restrictions on development in residential zones It provides that consent may only be granted for development on land within the 2(b) zone if, in the opinion of the consent authority, it is compatible with the existing and likely future character and amenity of nearby properties in terms of:

(a) its scale, bulk, height, siting and landscaping, and
(b) its operation, and
(c) traffic generation and car parking, and

(d) noise, dust, light and odour nuisance, and
(e) privacy, and
(f) stormwater drainage, and
(g) hours of operation, and
(h) overshadowing.

These issues have been considered in the application and based on this assessment and the attached drawings in Appendix E the proposal is considered to be consistent with the existing and future character of the area.

Clause 43 of ALEP deals with development in the vicinity of heritage items or heritage groups and requires the consent authority to take into account the likely effect the proposed development will have on the heritage significance of the heritage item or heritage group before granting consent to development on land in the vicinity of a heritage item or heritage group.

An Archaeological Impact Assessment and Mitigation Strategy was prepared by Cosmos Archaeology Pty Ltd in March 2007 and an Interpretation Strategy for the Auburn Hospital Site prepared by Graham Brooks and Associates in May 2007. Both these reports are attached in Appendices I and J respectively. The finding of these reports indicate that the area in which the Community Hub will be located may contain some material of archaeological or historical value – depending on the depth of excavation required. Archaeological monitoring in Area 1b was recommended by Cosmos Archaeology and this has now been completed. Nothing of significance was found during this process and a summary of the monitoring is attached at Appendix K

Clause 48 of ALEP prevents the consent authority from consenting to development in Zone No 2 (a), 2 (b), 2 (c), 3 (a), 3 (b), 4 (a), 4 (b), 4 (c) or 4 (d) if it considers that the development will prevent the surrounding lots from being developed in accordance with the ALEP.

The proposed Community Hub will not prevent any surrounding lots from achieving their development potential under the ALEP.

Clause 51 deals with contaminated land and requires development consent and consideration of the *Contaminated Land Management Act 1997* and State Environmental Planning Policy No 55-Remediation of Land. A discussion on compliance with these requirements is above in Section 4.1.1.

4.2.8 Auburn Section 94 Development Contributions Plan, 2007

Auburn Councils Section 94 Plan contains a policy on development by the Crown. It states:

> *Excepting compliance with any direction issued from time to time, Council holds the view that development by the Crown should be subject to development contributions in the same manner as development by a private developer, and will, where appropriate, seek the Minister's written approval and consent before imposing conditions on Crown development requiring development contributions. This does not preclude Crown development from arguing a case for merit exemption in the same manner as a private developer*.

The s94 Plan however does not require any contributions for hospital related development or that of community health facilities.

4.2.9 Auburn DCPs 2000

The Auburn DCPs are a series of policies which apply to various types of development and/or development in various locations. The **general objectives** of the plans are:

(a) To identify the criteria and process for assessing applications, and to outline the responsibilities of both Council and applicants.

(b) To outline the broad strategic planning intentions for Auburn, and to provide detailed development controls to ensure that future development is consistent with this vision.

(c) To specify criteria relevant in determining what is exempt and complying development.

(d) To comprehensively outline all criteria which would be relevant to the broad types of development, covering issues including urban character, landscaping, transport, traffic and access, car parking, advertising signs, ecologically sustainable development, waste management and pollution control.

(e) To specify criteria to be applied in the assessment of development in residential areas, and

(a) to ensure that such development is consistent with the existing and planned character of individual localities.

(f) To provide controls for development within the business and industrial areas of Auburn to ensure that development is consistent with the planned urban form and character of the commercial centres.

(g) To provide detailed planning controls for specific types of development such as child-care centres and brothels.

(h) To specify the minimum standard of information to be submitted with any development application.

While most of the criteria contained within the DCPs do not apply to a Community Hub development, the general provisions have been considered as relevant issues. The **Car Parking and Loading DCP** provides general principles for the provision of parking and loading facilities as well as specific standards for layout and design. These have been considered in previous applications on the site and generally comply with the DCP requirements.

The **Stormwater Drainage DCP** applies to all development within Auburn and has the following objectives:

- to preserve and protect the amenity and property of existing residents, property owners and the community.
- to ensure the safety of residents and the community.
- to meet reasonable expectations and statutory requirements for the development of properties.
- to protect the physical environment and receiving waters of catchments.

The DCP contains performance criteria and development standards that apply to development. The proposal complies with these criteria.

Other aspects of the DCPs apply specifically to construction activities and are addressed, where relevant, in the draft Statements of Commitment in Chapter 6.

4.3 Amenity Impacts

The Community Hub proposal is located within the Auburn Hospital site. While the original Concept Plan did not envisage this location, the current proposal provides a superior resolution for the delivery of community services.

The proposal does not have any adverse impacts on neighbours, traffic (see below) or the general amenity of the area – including the hospital environment. The proposed location of the needle/syringe vending machine and sharps disposal facility has been thoughtfully located to respect the anonymity and safety of users of the facility as well as safety and security of the rest of the community. This service has been available in Auburn since the early 1990s without detrimental impact and protocols are in place to ensure appropriate levels of security – including the patrols of security guards.

4.4 Transport and Accessibility Impacts

As part of the Stage 1 development of the Auburn Hospital site an at grade car parking facility is provided on the northern portion of the site. The car park which was planned to provide a total of 217 parking spaces is accessed via three separate driveways to Hargrave Road, Norval Street and Hevington Road. Additional parking is provided on the site in dispersed locations providing a total on site parking provision of 228 spaces.

The proposed Community Hub building would be located within the at grade car park immediately adjacent to the Auburn Hospital Building and would result in the loss of 44 spaces during Stage 1 from within the main car parking area in the northern portion of the site. The vehicle and pedestrian access to the site would remain unchanged from that approved. The total proposed parking provision for Stage 1 following construction of the Community Hub building would be 184 parking spaces.

While this is a reduction of parking provision for Stage 1, the provision of 184 spaces complies with Condition B11 of the consent and is consistent with the transport objectives established by the DoP (and Ministry of Transport) to encourage increased public transport usage via decreased parking provisions.

Not withstanding the above, that the following measures will be introduced to further encourage non - car driver modes of transport and / or more sustainable car usage:

1. Small Car Spaces

- Increased provision of small car spaces within the car park to encourage use of more fuel efficient vehicles.
- Small car space provision is associated with Green Star ratings.
- Up to 25% of spaces could be allocated and designed as small car spaces.

2. Bicycle Parking Facilities

- Bicycle users accessing the Community Hub will be able to access the shower and locker facilities within the Hospital.
- Additional bicycle parking / storage facilities will be provided within the car park.

3. Motorcycle Parking Spaces

- With the provision of small car parking spaces, additional area will be available within the car park. This area could be allocated and designed for motorcycle parking.

4. Car Sharing

- The staff travel survey undertaken as part of the Concept Plan identified a significant proportion of staff travel as car passengers. This generates potential for car share use.
- Initially up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.
- Car sharing could be operated either as part of a travel management plan for the Hospital/Community Hub or potentially by a commercial operator

5. TravelSmart Incentive Program

- As identified during the Concept Plan assessment process, the implementation of a TravelSmart program would be a valuable management tool to encourage increased awareness of public transport options for staff and visitors (and residents during Stage 2).
- A TravelSmart program should be a holistic plan which incorporates the Hospital and the Community Hub.

Overall it is considered that the above measures, combined with the Ministry of Transport's improvements to the Integrated Network Plan for Bus Contract Region 13, will facilitate improved access to and greater encouragement to use non private vehicle (as driver) modes of transport.

Traffic Implications

The Concept Plan traffic assessment determined that the surrounding road network could adequately accommodate the traffic generation of the Concept Plan development. The existing road network was determined to operate satisfactorily with good levels of service (LoS A) and significant spare capacity.

Observations indicate that the road network is operating satisfactorily with the Stage 1 Auburn Hospital development. The construction of the proposed Community Hub with the reduction in on site parking is not anticipated to change the existing traffic generation or network operating conditions.

As identified above, the Stage 1 car park access arrangements would remain unchanged by the Community Hub development proposal. As such there would be no change to the interaction between the external and internal road networks.

Public Transport

The proposed Community Hub development would not change access to existing public transport services (ie. bus stop access).

Pedestrian and Cycling

The proposed Community Hub development would not change the proposed pedestrian access arrangements for the Stage 1 works and therefore is consistent with the current approval. The provision of cycle parking and end of trip facilities is consistent with the *Planning Guidelines for Walking and Cycling.*

Service Vehicle Arrangements
It is proposed to provide a dedicated loading bay on the southern side of the Community Hub building. Access to the loading bay would be via the Hospital's service vehicle access driveway and thus be separated from staff / visitor car access and thus reduce potential car / service vehicle conflicts.

Summary
In summary it is considered that the proposed Commuity Hub development and the associated car parking arrangements are considered to be consistent with the DoP approval for the Stage 1 and Concept Plan developments of the Auburn Hospital site.

With the implementation of the suggested traffic management measures, it is considered that increased use of non private vehicle modes of transport can be achieved and offset the reduction in total Stage 1 on site parking provision.

4.5 Ecologically sustainable development

The Project has been assessed against the following four principles of ecologically sustainable development listed in the *Protection of the Environment Administration Act 1991:*

- the precautionary principle
- the principle of social inter-generational equity
- the principle of biological diversity and maintained ecological integrity
- the principle of improved valuation and pricing of environmental resources.

4.5.1 Precautionary principle

The precautionary principle states that:

if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:

(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(ii an assessment of the risk-weighted consequences of various options.

In the design of this proposal, key issues have been taken into consideration to ensure that serious or irreversible damage does not occur as a result of these works. This has included a thorough review of hazardous materials and contamination and the implementation of remediation measures to avoid risk. The selection of materials and construction methods has also been included in this assessment.

On that basis the proposal meets the requirements of the Precautionary Principle.

4.5.2 Principle of inter-generational equity

The principle of inter-generational equity states that:

the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations….

The site is within a highly urbanised environment. The operation of the proposal would not result in any impacts that are likely to impact on the health, diversity or productivity of the environment for future generations.

The greatest life-time energy impact of a building is its operational energy consumption. A number of features have been included in the design to reduce the environmental footprint of the proposal to maintain the environment for future generations, including the use of Green Star to achieve a high level of energy efficiency for the project.

The proposal is therefore considered to be consistent with the principle of inter-generational equity.

4.5.3 Principle of biological diversity and ecological integrity

The principle of biological diversity and ecological integrity states that:

> '*Conservation of biological diversity and ecological integrity should be a fundamental consideration.*'

On the basis that the proposal is the redevelopment of the existing site, it is concluded that impacts upon the ecological integrity will be negligible.

The proposal therefore considers the principle of biological diversity and ecological integrity.

4.5.4 Improved valuation of environmental resources

The principle of improved valuation of environmental resources states that:

> *environmental factors should be included in the valuation of assets and services, such as:*
> *(ii) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
> *(iii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
> *(iv) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.*

The proposal has been designed to minimise adverse impacts on the environment by:

- siting infrastructure at locations that have been disturbed by previous land uses, and
- putting in place specific design measures to lesson the environmental impact on the area.

Although these measures did increase the costs associated with construction and in some cases the operation of the proposal, it has resulted in a higher quality environmental outcome which significantly reduces the buildings impact. This indicates that environmental resources

have been assigned a significant value and this has been taken into consideration during the concept design stage.

The proposal therefore appropriately values environmental resources.

4.5.5 Environmental design

The Auburn Community Hub will include a high standard of environmental design. The project team is targeting a 4 Star Green Star Office Design v3, which would equate it to the top 25% of building projects in terms of sustainable design. A key part of this Green Star strategy is a focus on energy efficiency. Though the project has not achieved a final internal (electrical and mechanical) design, we anticipate that the initiatives included in the Green Star strategy will assist the project in performing well. Energy efficiency initiatives that are scoped for inclusion in the project include:

- High standard of passive design, including;
  - Low emissivity (low-E) double glazing
  - Insulation
  - Shading
- VAV air conditioning system with:
  - Perimeter and central zoning
  - High efficiency chiller
  - Variable Speed Drives
  - Outside air economy cycle
  - Supply air temperature reset
  - CO^2 sensors
- Lighting system with;
  - AESY84440A.0.0.MCP91105 - Energy Strategy.doc 2 Form Revision: J 01/07
  - 2 W/m²/100 Lux design target
  - Individually switch controls for each room
  - Lighting zones no larger than 100m²

4.6 Noise and Vibration Impacts

There will be no significant noise or vibration impacts above the construction noise expected. There are no driven piles or rock hammering proposed as part of this application. Any impacts from noise and vibration will be managed in accordance with a Construction Environmental Management Plan – refer Statements of Commitment.

4.7 Crime Prevention Through Environmental Design

Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'

- removing conditions that create confusion about required norms of behaviour.

In order to achieve these outcomes, there are four (4) principles used to assess projects to ensure the opportunity for crime is minimised. These are surveillance, access control, territorial reinforcement and space management. In terms of the Community Hub project, these issues are dealt with as follows.

4.7.1 Surveillance

The design of the building allows a clear open frontage which is easily seen from the car park and the street. The Terrace on the upper levels provides opportunities for overlooking onto the street providing passive surveillance. Closed Circuit TV cameras will also be installed in the car park at the boom gates and around the building.

The entry and car park will be well lit with an appropriate level of lighting to ensure safety of users and to minimise light intrusion into properties across the road. The landscaping of the facility and the car park has been selected to maximise clear sight lines and visual connectivity without compromising security. Species have been selected to ensure clear trunks and appropriate spacing has been allowed between trees to fulfil this objective.

4.7.2 Access control

The facility will have security access at the entry and a clear open lobby area. Closed Circuit TV and security personnel are employed to patrol the area of both the Community Hub and the Hospital. Again landscape is used here to identify the entry and to provide an area for people to gather without causing a security risk. The use if Gymea Lillies provides a sense of enclosure to the entry foyer while maintaining clear visual contract with the surrounding area.

4.7.3 Territorial reinforcement

The community nature of the facility and the maintenance of the area and landscape will significantly contribute to the reinforcement of the place as a public place and one that is safe.

4.7.4 Space management

As mentioned above, the Community Hub will be well maintained through the SWAHS existing maintenance program which includes removal of graffiti and rubbish and regular clearing of the exterior of the buildings. This creates the sense of a well respected facility that is cared for by both the staff and the users of the facility.

5. Consultation

There has been considerable consultation with the major agencies and Auburn City Council since the inception of the redevelopment of the hospital and the Concept Plan for the sites in 2006. This includes addressing a number of issues raised following the exhibition of those plans.

In addition to this, the Sydney West Area Health Service (SWAHS) has provided information about the Community Hub and the services and facilities to be provided by the Hub to the following:

- Auburn Council's General Manager
- The Local Member for Auburn, The Hon. Barbara Perry
- The Flemington Local Command of the Police Service
- Hospital Staff

This consultation is part of an ongoing communication strategy between the SWAHS and their local communities. A specific communication framework is being developed by the SWAHS to provide ongoing information about the project as it progresses. This will be based on the strategy used for the Auburn Hospital project.

We believe this level of consultation, combined with the public exhibition of this application to be adequate and appropriate for this project.

6. Draft Statement of Commitments

6.1 General Commitments

G1 Health Infrastructure, Brookfield Multiplex and its partners are committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act 1979*. The construction and operation of the Community Hub facility will be undertaken in accordance with Best Practice environmental management policies in place at the relevant time through the sites development.

G2 The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

G3 The development will comply with the Building Code of Australia 2008.

G4 The proponent will continue to liaise with the local community through Auburn City Council during the development process.

G5 The new building will be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to the Department that structural works are in accordance with the approved project application.

G6 A separate application will be made to Auburn City Council for approval under Section 68 of the *Local Government Act, 1993*, for the erection of hoardings or scaffolding in a public place, if required.

G7 The development and its uses will be in accordance with the approved Project Application as described in this Environmental Assessment.

6.2 Prior to Commencement of Works

P1 Detailed construction design details will be submitted to the Director prior to the commencement of construction works.

P2 All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and Australian Standard AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

P3 Prior to commencement of works, a Construction Environmental Management Plan (CEMP) will be prepared. This plan will include procedures for the following:

- Contact details of the site manager;
- Air quality/dust control;
- Noise and Vibration Management;
- Waste management;
- Community access and safety;
- Site specific soil erosion and sediment control;
- Traffic and pedestrian management;

- Storage and handling of materials;
- Environmental training and awareness;
- Contact and complaints handling procedures;
- Emergency preparedness and response;
- Site induction, OHS&R management and training;
- Services disruption planning and management;
- Site contamination review and remediation, hazardous materials and contamination management.

P4 Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's and Sydney Water's requirements prior to the commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

P5 A Traffic and Pedestrian Management Plan will be prepared that will identify:

- The number and location of car parking spaces required by construction workers,
- Ingress and egress of vehicles to the site,
- Loading and unloading, including construction zones,
- Predicted traffic volumes, types and routes, and
- Pedestrian and traffic management methods.

P6 A sign will be erected in a prominent position on the site prior to the commencement of works in indicating the nature of the project and the Project Director and contractor contacts details.

P7 All electrical and mechanical services plans will be submitted to the Department for information prior to construction.

6.3 During Construction

D1 Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).

D2 Erosion and Sediment Control will be implemented in accordance with the Erosion and Sedimentation Plan which will be submitted to DoP prior to construction and these measures will be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.

D3 Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood, hospital and other workers during construction. These will include:

- Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions,
- Earthworks and scheduling activities will be managed to minimise the amount of time the site is left cut or exposed,

- All materials will be stored or stockpiled at the best locations,
- The surface will be dampened slightly to prevent dust from becoming airborne, without creating runoff,
- All vehicles carrying spoil or rubble to or from the site will be covered to prevent the escape of dust or other material,
- All equipment wheels will be washed or other action taken to avoid soil leaving site before exiting the site,
- Gates will be closed between vehicle movements and will be fitted with shade cloth, and
- Cleaning of footpaths and roadways will be carried out as required.

These will also be documented in the CEMP.

D4 The hours of construction, including the delivery of materials to and from the site, will be:
7:00am and 6:00pm, Mondays to Fridays inclusive;
7:00am and 1:00pm, Saturdays;
No work on Sundays and public holidays.

Works will only be undertaken outside these hours where:

- The delivery of materials is required outside these hours by the Police or other authorities;
- It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm;
- The work is approved through the Construction Environmental Management Plan; and
- Residents and others likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

D5 Rock breaking, rock hammering, sheet piling, pile driving and any similar activity will only occur between the hours below unless otherwise approved in the Construction Environmental Management Plan committed to above:

D6 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

D7 All waste disposal will occur in accordance with the *Protection of Environment Operations Act* and Regulations and EPA Environmental Guideline: Assessment, Classification and Management of Liquid and Non-liquid Wastes (1995).

All wastes generated by the project shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials.

D8 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.

D9 Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.

D10 The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:
- AS 1428 Part 1.
- The Building Code of Australia.

D11 Access and Safety protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the site to ensure the safety of work personnel and visitors.

D12 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.

D13 In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of Environment and Climate Change will be informed in accordance with Section 91 of the *National Parks and Wildlife Act 1974*.

D14 The requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development will be complied with.

D15 All buildings will be ventilated in accordance with relevant codes.

D16 All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

6.4 Prior to Occupation or Commencement of Use

O1 A Fire Safety Certificate will be provided to the Department for all the Essential Fire or Other Safety Measures forming part of application.

O2 Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation will be submitted to the Department and Council for information purposes only.

O3 Up to 25% of spaces will be allocated and designed as small car spaces.

O4 Bicycle parking facilities will be provided within the car park.

O5 Additional area available within the car park as a result of small car spaces will be allocated and designed for motorcycle parking.

O6 Up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.

O7 A travel management plan will be implemented for the Hospital/Community Hub.

O8 A TravelSmart program will be implemented to encourage increased awareness of public transport options for staff and visitors

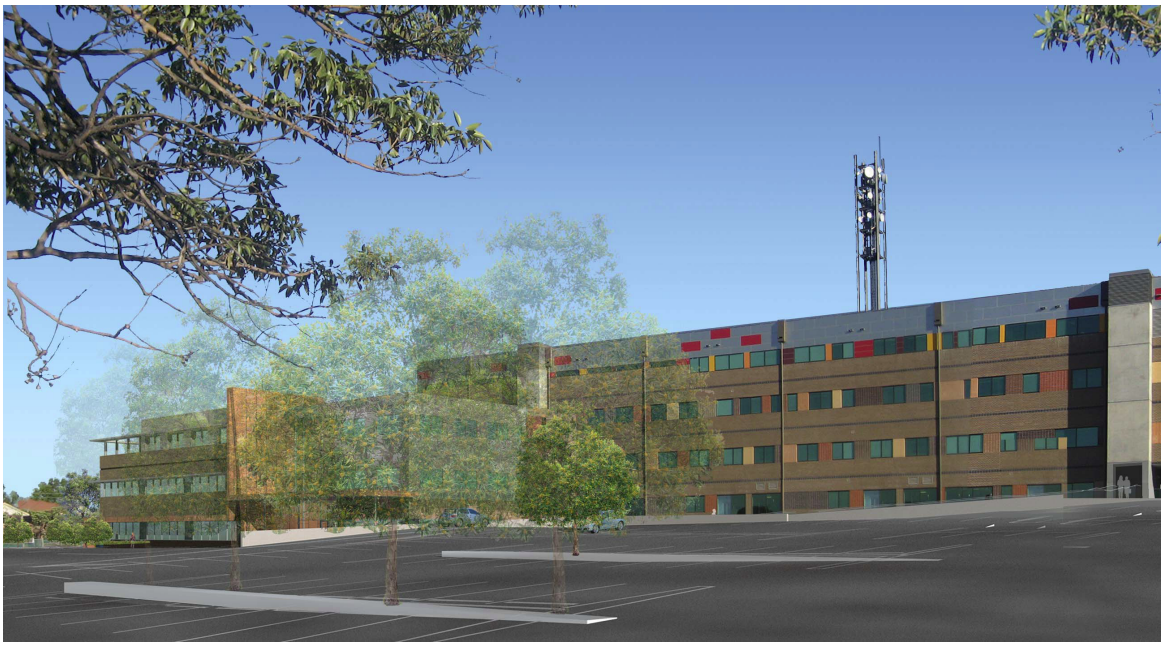
7. Conclusion

The development of the Auburn Community Hub adjacent to the new Auburn Hospital is consistent with the clinical design objectives for the project as well as the objectives of the EP&A Act.

It is considered that short tem – predominantly construction based impacts that can be easily mitigated through measures outlined in the Statements of Commitment. On that basis, the project provides significant public benefit, a significant investment in health infrastructure in Auburn and has very few significant impacts.

The Project meets the objectives of the NSW State Plan 2009 and the Metropolitan Strategy for delivery of Community Health Services close to the populations that need them and to increase jobs closer to home. The Project is therefore justified on any grounds and is recommended for approval.

Auburn Community Hub



Environmental Assessment for Project Application MP09_0173

November 2009

Prepared for:
Health Infrastructure

By:

UPO Pty Ltd
PO Box 787
Matraville NSW 2036

Auburn Community Hub
Environmental Assessment Report

Contents

Executive Summary **1**
1. Introduction **2**
1.1 Background 2
1.2 Aims and Objectives 3
1.3 The Project Team 4
1.4 Compliance with Director Generals Requirements 4
1.5 Statement of Validity 9

2. Site Analysis **10**
2.1 Context 10
2.2 Site Description 11
2.3 Site Analysis 11
2.3.1 Zoning and Ownership 11
2.3.2 Urban Character and Streetscape 11
2.3.3 Easements and restrictions 13
2.3.4 Geology and soils 13
2.3.5 Hydrology 13
2.3.6 Hydrogeology 13
2.4 Existing transport and pedestrian environment 14
2.5 The existing buildings and uses 14
2.6 Existing Infrastructure 14
2.7 Site contamination 14
2.8 Suitability of the Site 15

3. The Project **16**
3.1 Introduction 16
3.2 Design Objectives 16
3.3 Building Design and Placement 17
3.3.3 Materials and Finishes 18
3.3.4 Landscape 18
3.4 Staging and Timing 19
3.5 Traffic management and car parking 19
3.6 Engineering and Services 20
3.6.1 Stormwater 20
3.6.2 Sewer 20
3.6.3 Water 20
3.6.4 Gas 20
3.6.5 Water and Energy Conservation Measures 20
3.6.6 Electrical Services 20
3.6.7 Mechanical services 20
3.7 Compliance with the Approved Concept Plan 20

4. Environmental Assessment 21
4.1 Objectives of the Environmental Planning and Assessment Act 1979 21
4.2 Relevant Environmental Planning Instruments and Guidelines 22
4.2.1 State Environmental Planning Policy No 55 – Remediation of Land 22
4.2.2 State Environmental Planning Policy (Major Development) 2005 22
4.2.3 State Environmental Planning Policy (Infrastructure) 2007 23
4.2.4 NSW State Plan 2009 23
4.2.5 Sydney Metropolitan Strategy 24
4.2.6 Draft West Central Subregional Strategy 24
4.2.7 Auburn Local Environmental Plan 2000 24
4.2.8 Auburn Section 94 Development Contributions Plan, 2007 25
4.2.9 Auburn DCPs 2000 26
4.3 Amenity Impacts 27
4.4 Transport and Accessibility Impacts 27
4.5 Ecologically sustainable development 29
4.5.1 Precautionary principle 29
4.5.2 Principle of inter-generational equity 29
4.5.3 Principle of biological diversity and ecological integrity 30
4.5.4 Improved valuation of environmental resources 30
4.5.5 Environmental design 31
4.6 Noise and Vibration Impacts 31
4.7 Crime Prevention Through Environmental Design 31
4.7.1 Surveillance 32
4.7.2 Access control 32
4.7.3 Territorial reinforcement 32
4.7.4 Space management 32

5. Consultation 33

6. Draft Statement of Commitments 34
6.1 General Commitments 34
6.2 Prior to Commencement of Works 34
6.3 During Construction 35
6.4 Prior to Occupation or Commencement of Use 37

7. Conclusion 39

List of Appendices

A Director-Generals Requirements
B Site Analysis Drawing
C Report on Remediation and Validation Assessment, Oct 2009.
D On Site Detention
E Architectural Plans
F Materials and Montages
G Site Audit Report
H Traffic and Parking Assessment
I Archaeological Impact Assessment
J Interpretation Strategy
K Results of Archaeological Monitoring
L Pictures of Selected Landscape Species
M Survey
N Quantity Surveyor Statement
O Letter from SWAHS

Executive Summary

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital but separate to the acute hospital. The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to permit future expansion of the Community Hub to the west;
- to provide a facility that needs to attract and retain staff; and
- to deliver value for money to the State.

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation and is consistent with the principles of ESD and all relevant planning controls.

The assessment concludes that the site is suitable for the proposal and that the implementation of the development of the Auburn Community Hub is consistent with the public interest.

Accordingly, we seek the Ministers favourable consideration of this application.

1. Introduction

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

The purpose of the report is to outline the key aspects of the proposed redevelopment and to provide an assessment of the proposal in terms of the DGEARs. Table 1 in Section 1.4 shows where in the report each of the DGEARs has been addressed. A copy of the DGEARS is attached in **Appendix A**.

This Environmental Assessment report is structured as follows:

1. Introduction	This section provides an overview of the project and relevant background.
2. Site Analysis	This section provides details of the existing site and the proposed redevelopment context.
3. The Project	This section provides an overview of the proposal and its key elements.
4. Environmental Assessment	This section responds to the Director General's Requirements in terms of the key issues raised and the plans and documents required
5. Consultation	This section describes the consultation undertaken as part of this project.
6. Draft Statement of Commitments	This section contains a Draft Statement of Commitments.
7. Conclusion	This summarises the key issues and provides a recommendation to approve the Project as outlined within the report.

1.1 Background

On 28 April, 2006, the Director General of the Department of Planning, as the Minister's delegate, formed the opinion that the Auburn Hospital redevelopment is a major project under the terms of the State Environmental Planning Policy - Major Projects. A Concept Plan for the site was determined for the site in August 2007 which approved the following:

- Land use distribution;

- Pattern of buildings, including footprint and height;
- A car parking and access strategy;
- Landscape strategy; and
- Development controls for the various sites.

Concurrently, a Project Application to construct the new Auburn Hospital was approved which allowed for:

- The development of substantial new 'state of the art' hospital facilities on the southern portion of the site.
- Creation of a temporary car park on the Arthur Stone site.
- Relocating of the existing services into the new facility.
- Demolition of the existing main hospital building.
- Creation of a temporary on grade car parking areas.

Subsequent applications were made and approved under Section 75W to make minor amendments to the hospital design. The new hospital is now complete and operational.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital site, but separate to the hospital. The location, selected for clinical reasons is within an area, previously identified for car parking and the future development of a residential building of up to nine (9) storeys.

As this was not originally conceived in the Concept Plan a separate application has been submitted under Section 75W to permit the Community Hub in Development Zone 3. This application has been approved by the Department of Planning, which allows this application to be lodged for the development of a new Community Hub building.

1.2 Aims and Objectives

The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to provide a facility that attracts and retains staff; and
- to deliver value for money to the State.

1.3 The Project Team

The team for this redevelopment project is:

Company	Role
Health Infrastructure	Client
Capital Insight	Project Director
Brookfield Multiplex	Design and Construction Contractor
Silver Thomas Hanley	Architect
Van der Meer Consulting	Structural & Civil Engineering
Lincolne Scott	Services Engineering
Advanced Environmental	Environmental Engineering
Acoustic Logic	Acoustic and Vibration engineering and
Philip Chun	BCA & DDA Compliance
Warrington Fire	Fire Engineering
GDK	Hydraulic Engineering
Halcrow MWT	Traffic and Transport
Urban Planning Outcomes	Statutory Planning

1.4 Compliance with Director Generals Requirements

Table 1 following outlines how the Project Application addresses the Director General's Environmental Assessment Requirements.

Table 1 Compliance

Requirement	Location
Key Issues	
1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: - Objects of the EP&A Act; - SEPP (Major Development) 2005; - SEPP (Infrastructure) 2007; - SEPP 55 - Remediation of Land; - NSW State Plan - Sydney Metropolitan Strategy and draft West Central Subregional Strategy; and ▪ Consideration of applicable Auburn City Council Instruments and policies; ▪ Address the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines (including the relevant Auburn City Council DCP/s) and justification for any non-compliance.	Section 4

2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality and detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the buildings achieve optimal design and amenity outcomes. The Project Application shall include detailed architectural plans.	Section 3 and Appendix E
3. Urban Design/Public Domain ▪ The EA shall address the design quality of buildings with specific consideration of the façade, massing, setbacks, articulation, materials/finishes & colours palette. ▪ The EA shall also address landscaping, safety by design and public domain, including an assessment against the Crime Prevention Through Environmental Design Principles. The EA shall provide the following documents: ▪ View analysis to and from the site from key vantage points; and ▪ Options for the siting and layout of building envelopes having regard to views from adjoining buildings, adequacy of separation between buildings on the site, impacts on the development potential of adjoining properties and solar access to properties to the south between the buildings.	Section 3 Section 4.7 Appendix E and F
4. Amenity Impacts on Neighbouring Properties The EA must the address the visual impact, privacy and overshadowing of the development on adjoining properties, with particular regard to any sensitive uses.	Section 4
5. Transport & Accessibility Impacts (Construction and Operational) The EA shall address the following matters: ▪ Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's Guide to Traffic Generating Developments and making reference to the NSW Planning Guidelines for Walking and Cycling, considering the following issues: ○ Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections and the need for funding or upgrading or road improvement works (if required). ○ Car parking arrangements, including number of spaces and compliance with the relevant parking codes and how this will minimise on-street parking; ○ Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan; ○ Demonstrate how users of the development will be able to	Chapter 4.4 and Appendix H

make travel choices that support the achievement of relevant State Plan targets; ○ Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access; ○ Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and ○ Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling).	
6. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. The EA must demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme	Section 4.5
7. Consultation Undertake an appropriate and justified level of consultation in accordance with the *Department's Major Project Community Consultation Guidelines October 2007*, and provide an outline of the proposed consultation program to be adopted.	Section 5
8. Services The EA shall address capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.	Section 3
9. Groundwater The EA is to identify whether groundwater may be encountered during excavation, the potential need to dewater and whether there are any groundwater issues including degradation.	Section 2
10. Noise and Vibration Assessment The EA shall address the issue of noise and vibration impact from the railway corridor and provide detail of how this will be managed through the design of the proposed buildings, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.	Section 4.6
General	
The EA must include:	
1. An executive summary	Page 1
2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;	Section 2 and Appendix B
3. A thorough description of the proposed development;	Section 3

4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;	Section 4
5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;	Section 4 and Section 6
6. The plans and documents outlined below;	Appendices
7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;	Page 9
8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP);	Previously submitted
9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.	Section 7
Plans and Documents	
1. An **existing site survey plan** drawn at an appropriate scale illustrating; ▪ the location of the land, boundary measurements, area (sqm) and north point; ▪ the existing levels of the land in relation to buildings and roads; ▪ location and height of existing structures on the site; ▪ location and height of adjacent buildings and private open space, and ▪ all levels to be to Australian Height Datum.	Appendix M
2. ***A Site Analysis Plan*** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).	Appendix B
3. ***A locality/context plan*** drawn at an appropriate scale should be submitted indicating: ▪ significant local features such as parks, community facilities and open space and heritage items; ▪ the location and uses of existing buildings, shopping and employment areas; and ▪ traffic and road patterns, pedestrian routes and public transport nodes.	Appendix E and Page 11
4. ***Architectural drawings*** at an appropriate scale illustrating: ▪ the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;	Appendix E

	▪ detailed floor plans, sections and elevations of the proposed buildings; ▪ elevation plans providing details of external building materials and colours proposed; ▪ fenestrations, balconies and other features; ▪ accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; ▪ the height (AHD) of the proposed development in relation to the land; ▪ the level of the lowest floor, the level of any unbuilt area and the level of the ground; and ▪ any changes that will be made to the level of the land by excavation, filling or otherwise.	
5.	***Stormwater Concept Plan*** - illustrating the concept for stormwater management	Appendix D
6.	***Landscape/Public Domain Concept plan*** - illustrating treatment of open space/public domain areas, screen planting along common boundaries and tree protection measures both on and off the site.	Appendix E
7.	***Shadow diagrams*** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm	Appendix F
8.	***View Analysis*** - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas.	Appendix E and Appendix F

1.5 Statement of Validity

Submission of Environmental Assessment

Prepared under Part 3A of the *Environmental Planning and Assessment Act 1979*

Environmental Assessment prepared by

Name:	Leoné McEntee
Qualifications:	BA (Geog), Graduate Diploma Urban and Regional Planning, Grad Dip Natural Resources Law
Address:	UPO Pty Ltd PO Box 787 Matraville NSW 2036
In respect of:	Auburn Community Hub

Applicant & Land Details

Applicant name	Health Infrastructure
Applicant Address	Level 6, 77 Pacific Highway, North Sydney
Land to be developed	Auburn Hospital, Hevington Road Auburn
Lot & DP	Lots 11, 12 and 13 in DP 873

Environmental Assessment	An environmental assessment is attached
Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director Generals Environmental Assessment Requirements dated 5th November 2009, and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.
Signature	
Date	27th November 2009

2. Site Analysis

2.1 Context

The Auburn Community Hub is located adjacent to Auburn Hospital in the western suburbs of Sydney. The regional context is characterised by a mix of low to high density residential suburbs and light industrial precincts concentrated around the Parramatta Central Business District. A wide range of ethnic groups are represented in the region with more than 30% speaking a language other than English at home.

The region has a strong focus on manufacturing and wholesale trade industries making up 40% of the area's employment base. Health and community services provide over 5% of the jobs in the region and this is expected to increase as a result of an aging population.

The nearest major tertiary educational institution to Auburn hospital is the University of Sydney Cumberland Campus at Lidcombe (5km east of the hospital) which is home to the Faculty of Health Services (FHS). The FHS is acknowledged nationally and internationally for innovation in teaching and research.

Also located in the region is the Sydney Olympic Park complex which provides an array of sporting and recreational opportunities. The major movement corridor in the regional context includes primarily road and rail services. The major roads include the Great Western Highway, Parramatta Road, Silverwater Road and the M4 Motorway. The latter is a major east-west arterial in the Greater Sydney Region. Rail services include the main Western Line, with Auburn Station the nearest station to the hospital or the South Western Line, where the nearest stations are Regent's Park and Berala.[1]

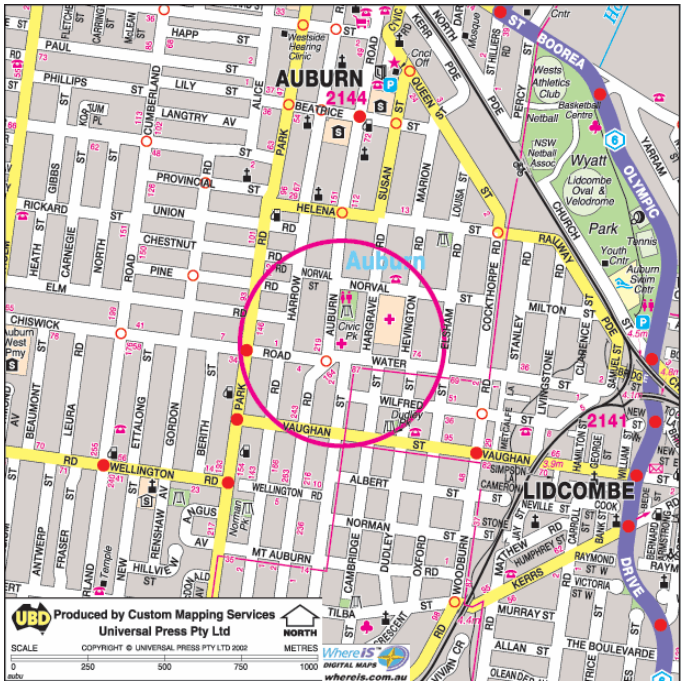


Figure 1 Site Location (not to scale)

[1] LFA (Pacific) Auburn Hospital Concept Plan application

2.2 Site Description

The building site comprises an area of approximately 840sqm located adjacent to the new Auburn Hospital on the Hevington Road side of the site. The Auburn Hospital site is bounded by Hevington Road to the East, Norval Street to the North, Hargrave Road to the West and Water Street to the South. The site is legally described as Lots 11,12 and 13 in DP 873.

2.3 Site Analysis

A Site Analysis Drawing (A-SK20) is included in the Architectural Drawings in Appendix B.

2.3.1 Zoning and Ownership

The site is zoned Residential 2b (Medium Density) under the Auburn Local Environmental Plan (2000). The 2b zoning permits the development of hospitals. Community health facilities are considered to fall within the definition of a hospital which is:

> *Hospital means a building or place (other than an institution) used for providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, care for people with developmental disabilities, psychiatric care or counselling and services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there) and includes:*
> *(a) ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or restaurants, and ancillary accommodation for persons receiving health care or for their visitors, and*
> *(b) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health care workers.*[2]

The objectives of Zone 2b are as follows:

- Permit multiple dwelling residential development on appropriate sites.
- Permit residents to work at home where there is no adverse impact on the amenity of the area.
- Permit appropriate uses in the zone that complement the residential nature and functioning of the zone.

2.3.2 Urban Character and Streetscape

The existing urban character and streetscape surrounding the hospital site is typically represented by 20m wide road corridors with landscaped verges of between 3 and 4m. While there is little evidence of significant street tree planting schemes, native specimens are evident.

The settlement pattern is a grid formation with north/south and east west street orientation. The street grid shifts at Auburn Road and Water Street to create an offset street grid pattern to the south. Auburn Road and Water Street also form the primary north/south and east/west connections respectively.

[2] Auburn Local Environmental Plan 2000



Figure 2 Development opposite proposed community hub on Hevington Road

The residential lots in the local area tend to be deep, in the order of 45-50m, with frontages ranging from 13-15m. In some cases lots have been amalgamated for multi-unit developments many of which are evident in the immediate vicinity of the hospital site.



Figure 3 Streetscape Hevington Road

The existing urban built form consists of a mixture of fibro, weatherboard and brick cottages of little architectural significance interspersed with two storey townhouses and two to three storey multi-unit apartment buildings constructed over the last 20 years.

2.3.3 Easements and restrictions

There is an existing easement on site for Telstra to access the communications tower, however this does not impact on the use of the Community Hub site.

2.3.4 Geology and soils

In April 2009, Douglas Partners[3] undertook a review of published geological information on the site as part of the Remediation Plan. The regional geology was identified as the Wianamatta Group comprising Ashfield Shale and Bringelly Shale. This formation comprises shale with occasional claystone, laminite and coal laminite with dark grey siltstone.

The soil landscapes encompass Red and Brown Podzolic soils that are shallow to moderately deep (<100cm). In areas of lower slopes and in areas of poor drainage Yellow Podzolic soils and Soloths are dominant. Based on the site elevation, the soil type identified at the site is residual clay.

Douglas Partners identified that the site lies in an area that has a moderate to high salinity potential, based on published information from the Department of Water and Energy (DWE). Typical soil conditions encountered on the site during investigation works are summarised below in Table 2. A copy of the Douglas Partners report is attached at Appendix C.

Table 2 Summary of Site Geology

Depth (m)	Material Type	Material Description
0 - 0.5	Fill	Topsoil underlain by crushed shale and clay fill materials, which included ash/slag and building rubble in parts of the site (particularly western portion) (This has now been completely remediated)
0.5 – 1.5	Clay	Silty clay, red brown to mottled grey brown, with ironstone gravels
1.0 – 6.0	Shale	Shale bedrock interbedded with layers of silty clay bands at varying depths
5.0 – 7.0	Siltstone / Laminite	Silstone/Laminite, low to medium strength, moderately weathered, fractured

2.3.5 Hydrology

Douglas Partners[4] also reported that any site surface water would flow to the east following the site topography, upon which it would be diverted to the stormwater drainage systems located on Water Street, Hevington and Hargrave Roads. This has been adopted in the design of the drainage layout and On Site Detention System – see Appendix D.

2.3.6 Hydrogeology

Groundwater searches were conducted by Douglas Partners in 2009 on the basis of groundwater bore information from the Department of Natural Resources (DNR). The search

[3] Douglas Partners, 2009 Detailed Contamination Assessment, Auburn Hospital Stage 1B
[4] op cit

revealed the presence of 15 groundwater bores within a 3 km radius of the site. Relevant bore data information is summarised as follows:

- The identified groundwater bores (GW102644, GW102646, GW102647, GW102649-GW102660) were all installed for monitoring purposes only.
- The total bore depth ranged from 8.0m to 25.0m.
- The standing water level in these bores ranged from 1.0m to 10.0m. The water bearing zone was generally encountered within the underlying siltstone and shale bedrock.
- A review of the bore data reveals that siltstone and shale bedrock was encountered at depths of 5m to 25m.

2.4 Existing transport and pedestrian environment

Generally, the site is surrounded by two way road systems. The roads typically have a carriageway of two lanes and parking against the kerb on both sides. The primary collector roads are Water Street and Auburn Road with traffic volumes in the order of 300-400 vehicles per hour. Hargrave Road, Norval Street and Hevington Road have considerably less traffic. The proposed Community Hub will have its entrance off Norval Street and via the carpark.

The intersections surrounding the site operate at good levels of service with minimal traffic delay. The main entrance to the new hospital is off Hargrave Road, with a separate ambulance access to the Emergency Department via Hargrave Road as well. Parking on the site has yet to be fully developed as part of the Hospital approval and the Community Hub will decrease the number of parking spaces available as it is located within the proposed carpark.

The pedestrian environment is somewhat limited at the present as part of the development is still under construction, however the main pedestrian access to the existing hospital is via Hargrave Road.

2.5 The existing buildings and uses

The site for the proposed Community Hub is currently vacant following the demolition of the old hospital. The site is adjacent to the new hospital as shown in the Architectural Plans shown in Appendix E.

2.6 Existing Infrastructure

The site has adequate services infrastructure which does not require augmentation for this proposal. Many of the sites services have been upgraded as part of the Auburn Hospital redevelopment. All essential infrastructure has significant expansion capacity.

2.7 Site contamination

A number of site assessments and audits have been undertaken on site as shown below in Table 3.

Table 3

Date	Action
May 2006	Preparation of a Heritage Report for the Auburn Hospital complex (Weir & Phillips 2006)
September 2006	Completion of Hazardous Materials Building Survey (DP 2006a)
October 2006	Preparation of Preliminary Contamination Assessment (DP 2006b)
March 2007	Commencement of Site Audit
April 2007	Completion of additional asbestos assessment within buildings (AirSafe 2007)
May 2007	Completion of a radiological survey by ANSTO, targeting the interior of the buildings and the outside grounds area, following review of sampling plan by Site Auditor
April 2009	Completion of Detailed Contamination Assessment (DP 2009a) following review of sampling plan by Site Auditor
May 2009	Completion of Remedial Action Plan (DP 2009b) following review and comment by Site Auditor
June 2009	Preparation of Site Audit Statement and Site Audit Report (JBS 2009)
June 2009	Commencement of remediation and validation works

The Site Audit Report prepared for the site (Area 1B – the former hospital site) by JBS Environmental Pty Ltd is in accordance with the Concept Plan approval for the Auburn Hospital and is attached at Appendix G. This report includes the opinion that:

" *the site assessment and proposed remedial activities are considered to have met the requirements of the Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd Edition) (DEC 2006).*

The soils in parts of the site have been impacted with PAHs and asbestos at levels which require remediation for the proposed landuse. There was no other soil contamination identified as part of the site assessment works which is considered to require remediation or management.

The site can be made suitable for the proposed landuse (i.e., continued hospital use, community health centre which may include a children's day care centre and associated carparking and landscaped areas) based on the successful implementation of the soil remediation and validation works detailed in the Remedial Action Plan prepared for the site [by Douglas Partners, 2009]*".*[5] A final draft copy of the Report on Remediation and Validation Assessment prepared by Douglas Partners in October 2009 is attached at Appendix C. This report clears the site of any contamination and will be signed off by the Auditor in the near future.

2.8 Suitability of the Site

There are no environmental, economic or social constraints to development of the Community Hub in this location.

[5] JBS Environmental Pty Ltd, 2009, Sire Audit Report.

3. The Project

3.1 Introduction

The Auburn Community Hub has been planned for some time but was originally intended to be located closer to the main centre of Auburn. However with the redevelopment of the Auburn Hospital site, it was considered more appropriate to collocate the community services facilities in close proximity to the new hospital. The Community Hub will provide services in a range of ambulatory areas including:

- Diabetes education
- Vascular disease education and monitoring;
- Drug and alcohol counselling,
- Needle exchange;
- Population health;
- Podiatry;
- Mental health; and
- Other outreach services.

3.2 Design Objectives

The design of the Auburn Community Hub was developed in response to a series of objectives both in terms of function and form. These are summarised below.

- The design must support the integrated service model as well as providing a patient centred and safe environment for patients, visitors and staff.
- The design must clearly reflect innovative, functionally efficient and environmentally sustainable design.
- It needs to address access issues for the wide range of patients, staff, students and community members using the facility, including a range of age groups, a highly diversified and unique cultural mix and people with a range of disabilities and impairments.
- The building must maximise daylight and external views to spaces in the facility while maintaining energy efficiency requirements.
- The façade of the building should be articulated to avoid large flat surfaces on the façade.
- The entry should be designed to draw visitors into a welcoming space and the internal design should reflect an open space feel to help lesson the clinical feeling of the facility.
- Glazing must ensure maximum light penetration while allowing for privacy for people in consult rooms.
- The proposed building materials should blend with those of the Auburn Hospital while maintaining a separate identity for the Auburn Community Hub, which reflects a more “office feel” rather than a hospital.
- The building layout should promote easy orientation and way finding and provide a sense of place and to ensure a ‘user friendly’ environment for patients, visitors and staff.
- Safety and security of staff shall be facilitated by minimising the number of entries and exits and providing clear vision lines.
- The facility shall comply with all appropriate regulations, codes of practice and standards, to ensure the safety, comfort and security of all patients, visitors and staff and delivery of best practice health care, including provision for quality control, infection

control, personal security, risk management and achieving operational efficiencies and patient safety. Safe play facilities must be available for children near waiting areas.

- As the Auburn LGA has a highly diverse population with a unique cultural mix, it is essential that the redevelopment proposals acknowledge this diversity and incorporate specific design features to accommodate the cultural and social needs of the population.

3.3 Building Design and Placement

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The Community Hub is proposed to be sited on the south eastern end of the on-grade carpark and against the new courtyard that is currently being constructed as part of the Stage 1A works on site. The carpark is currently designed into two parts, the western end and the eastern end. The western end of the carpark will continue unaffected by the Community Hub. This will ensure that the new hospital will be serviced by a large carpark for use by staff, patients and visitors to the new hospital.

The Community Hub building footprint has been designed to ensure a minimal loss of carparking spaces on the eastern half of the site. It has a floor area of 838 sqm and a GFA of 2514sqm. The overall height of the building is approximately 14 metres at RL 40.455 maximum of feature. A terrace for use by staff is located on level 3 in the north eastern corner.

A structural grid of 8.4 x 7.5 has been designed to maximize structural efficiency and reduce the amount of structural columns. The fire stairs and lifts are structural cores providing lateral support at either end of the structure.

The first floor level has been set at RL 26.550, allowing interconnectivity between the external paved courtyard and the internal spaces of the building. All other floor levels of the community hub match those of the new hospital building. The site has a level difference of approximately 4.0 metres between the main entrances of the Community Hub and the Auburn Hospital. Pedestrian access between the two entrances will be provided by a ramp. The existing ramp connecting the main entrance of the Hospital and the Western carpark will be extended to end immediately adjacent the Community Hub.

A back of house entry will allow for delivery of supplies and for the disposal of waste and recyclables by hospital staff via the Hospital Loading Dock. Waste and recyclables will be stored in the appropriately located Disposal Room from which staff may collect or wheel out the bins for collection.

The Needle and Syringe Vending machine has been located discreetly behind the returned elevational feature ribbon, ensuring it is not visible by the neighbours immediately opposite the hospital. The vending machine will be easily accessible from Hevington Street and the landscaping will be sufficiently spaced to provide an appropriate balance between screening and security requirements. (Refer Drawing A-SK1 in Appendix E)

3.3.3 Materials and Finishes

The façade has been developed to ensure that it is in keeping with the character of the surrounding built environment and the Hospital itself, but clearly having its own character and presence. The major element traversing the northern elevation is the copper coloured ribbon that frames the elevational components of the façade. The Ribbon provides the first floor northern windows with the shading from the summer sun and metamorphoses into framing the entry area and then into becoming the covered awning to the car lay-off.

The curtain wall glazed element works with the ribbon to guide the public to the entry of the building and provide natural light into the vast open circulation and waiting areas of the facility. The mass of natural light permeating into the building's main public area will insinuate good health and wellness into the facility and filter into the connecting corridors servicing the various community health services.

The horizontal nature of the brick and glazed banding borrows from the existing hospital, but has its own DNA with the continuous glazed elements. The horizontal glazed elements are framed with accent brickwork reading as columns. The earthy brickwork is then capped by a lighter coloured and framed façade panel mimicking the main hospital, but juxtaposing itself by way of the white accent panel as opposed to the hospital's red. This reinforces its own identity as a separate facility providing specialist health services. Photographs of the materials and finishes are provided on Drawing A-SK17[B] in Appendix F.

3.3.4 Landscape

The proposed landscape reinforces the existing campus strategy, with Brushbox (*Lophostemon confertus*) trees lining the nature strip in accordance with the Department of Planning conditions of approval. The secondary line of Water Gums (*Tristaniopsis laurina*) frames the eastern boundary and acts as a gateway and screen to the eastern carpark and Community Hub Building. The spacing of 7.5 metres between the Water Gums will be sufficient to provide visual connectivity between the public domain and the site ensuring that security is not compromised.

As per the western carpark, the bituminous hardscape is broken up and softened by Honeylocusts (*Gleditsia* 'Sunburst') and Paperbarks (*Melaleuca quinquenervia*).

The main northern elevation of the Hub is separated from the carpark by a line of hedge planting consisting of Dwarf Bottlebrush (*Callistemon* 'Captain Cook') that will grow to a maximum height of 600mm. This hedge planting will mirror the horizontal elements of the façade and control the pedestrian traffic to the footpath heading towards Hevington Road. The other landscaped component is located west of the car lay-off area to the Community Hub, where Dwarf Bottlebrush is the main hedge planting with a stand of Gymea Lilies (*Doryanthes excelsa*)

providing scale and verticality. Appendix L provides pictorial examples of the selected landscape species.

The courtyard between the Hub and the new Hospital has been previously approved as part of the hospital development. The New Hub will be constructed immediately against the courtyard edge to maximize the available site for the new Community Hub building and to provide the visual connection between the interior spaces of the Hub with the Courtyard.

3.4 Staging and Timing

The proposed Hub will be built in one stage and as soon as approval is given. The ability to use existing contractors on site as part of the existing approved Hospital redevelopment provides a significant financial saving for the project. Construction is programmed to commence in early 2010 subject to receiving Ministers approval this year.

3.5 Traffic management and car parking

A comprehensive traffic and transport study was undertaken as part of the application for the Auburn Hospital Concept Plan and the Project Application for the Hospital. The proposed Hub, while not expressly considered at that time, does not constitute a significant impact on traffic, car parking or transport infrastructure. To assess the potential impacts, Halcrow MWT (previously Masson Wilson Twiney) have undertaken a review of their original assessment of 2006. In the 2006 assessment of the Concept Plan, it was determined that:

- Prior to the redevelopment of the Hospital there was a significant demand for on street parking by Hospital related activities due to a lack of accessible on site parking provisions.
- The redevelopment of the Hospital (at each stage) would significantly improve the on site parking provisions compared to the then existing situation, and hence reduce demand for on street parking.
- The surrounding road network would continue to operate with good levels of service and spare capacity with the redevelopment of the Hospital site.
- The Hospital is serviced by both rail and bus services.
- Surveys of staff travel behaviour indicated a high proportion of staff driver to the site (50%). However approximately 43% of staff arrived as a passenger in a car indicating good potential for car share arrangements.

In the interest of further promoting the use of public transport, the Department of Planning (DOP) included a modification in the Concept Plan Approval limiting car spaces on site to 358, including spaces for people with a disability.

The Halcrow study states that the hub will not impact adversely on the surrounding traffic flows it recommends a range of demand management measures which are further discussed in Section 4.

A copy of the Halcrow MWT review is attached at Appendix H.

3.6 Engineering and Services

3.6.1 Stormwater

Stormwater will be implemented in accordance with the Drainage Layout and Onsite Detention Plan (Drawing C-9630) in Appendix D. This is consistent with Councils OSD requirements.

3.6.2 Sewer

An existing sewer services the site and the new Community Hub will be connected with the Sydney Water sewer on the corner of Hevington and Norval Street. This sewer has sufficient capacity.

3.6.3 Water

Sydney Water has advised that there is sufficient water available and services will be connected through the existing Auburn Hospital service.

3.6.4 Gas

Gas will be supplied via the existing Auburn Hospital service.

3.6.5 Water and Energy Conservation Measures

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation. While the mechanical and electrical designs have yet to be finalised, some of the components of these that will contribute to the Green Star Standard are listed in Section 4.4.5.

In respect to water conservation, the intention is to connect to the in ground rain water harvesting tank on the new Auburn Hospital and to use this water for irrigation and landscape maintenance. All facilities within the building will be AAA rated and all toilets will be dual flush. Water metres will be installed on the project to monitor water use with the intention reduce usage of potable water as time goes on.

3.6.6 Electrical Services

The electrical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.6.7 Mechanical services

The mechanical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.7 Compliance with the Approved Concept Plan

While the approved Concept Plan did not envisage the Community Hub to be located within the grounds of the Auburn Hospital complex, the proposal is consistent with the principles of the Concept Plan approval. An amendment to the approved Concept Plan has been approved to allow for the Community Hub to be located as proposed by this application.

Car parking, amenity and other aspects of the proposal are not inconsistent with the overall Concept plan approval.

4. Environmental Assessment

4.1 Objectives of the Environmental Planning and Assessment Act 1979

The objects of the *Environmental Planning and Assessment Act 1979* (EP&A Act) are:

(a) to encourage:
  (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
  (ii) the promotion and co-ordination of the orderly and economic use and development of land,
  (iii) the protection, provision and co-ordination of communication and utility services,
  (iv) the provision of land for public purposes,
  (v) the provision and co-ordination of community services and facilities, and
  (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
  (vii) ecologically sustainable development, and
  (viii) the provision and maintenance of affordable housing, and

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

The proposed Community Hub is consistent with the objectives of the EP&A Act as they apply to the proposal. Specifically, the proposal ensures the proper management of resources, by providing a state of the art community hub facility in a location which maximises the access opportunities for the community and the collocation benefits of being close to the acute hospital. The proposal promotes the orderly use of the land through this co-location and sharing of resources and provides the land for public purposes. The proposal coordinates community facilities in a single "hub" to minimise fragmentation of services infrastructure.

The Community Hub is consistent with the sharing of responsibilities between various levels of government by providing accommodation for community and outreach functions. The Concept Plan process that has been undertaken for the Auburn Hospital redevelopment provided opportunities for the community to be involved in the planning for this significant health facility. Additional consultation has been undertaken and is outlined in Section 5.

4.2 Relevant Environmental Planning Instruments and Guidelines

4.2.1 State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 aims to provide a State wide planning approach to the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. The SEPP achieves this by specifying when consent is required, and when it is not required, for a remediation work, and by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements.

When a development application is lodged with a consent authority the consent authority is not able to grant consent unless it has considered:

(a) whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The Contamination and Site Audit Report attached at Appendices C and G respectively comply with the provisions of the *Contaminated Land Management Act 1997* and SEPP 55 and establishes the ability of the site to be free of contamination and fit for purpose following implementation of the Remediation Action Plan (RAP) which has now been completed and signed off in draft – refer Appendix C.

4.2.2 State Environmental Planning Policy (Major Development) 2005

Schedule 1 of the Major Development SEPP sets out the classes of development that qualify as Major Development, specifically Group 7 Clause 18 It states that:

(1) Development that has a capital investment value of more than $15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:

(a) day surgery, day procedures or health consulting rooms, or
(b) accommodation for nurses or other health care workers, or
(c) accommodation for persons receiving health care or for their visitors, or
(d) shops or refreshment rooms, or
(e) transport of patients, including helipads and ambulance facilities, or
(f) educational purposes, or
(g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or
(h) any other health-related use.

(2) For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.

On that basis and the previous opinion provided under Clause 6, the project is considered one to which the Major Development SEPP applies. This application has been prepared according to the provisions of Part 3A of the EP&A Act, the Major Projects SEPP and the site specific Director General's Environmental Assessment Requirements dated 5th November 2009.

4.2.3 State Environmental Planning Policy (Infrastructure) 2007

This Policy commenced on 1st January 2008 and repealed SEPP 8 and others relating to significant infrastructure provision.

However as the proposed development in this case is declared to be a development to which Part 3A applies, Clause 8 of the Infrastructure SEPP places it in a subordinate position to the Major Development SEPP and therefore the provisions of the Infrastructure SEPP do not apply to this proposal.

4.2.4 NSW State Plan 2009

The NSW State Plan is the NSW Government's long term plan to deliver services to the people of NSW. It sets priorities for Government action, based on input from communities across NSW for the future of NSW. The Plan addresses Government services and direction across ten (10) key areas:

1. Better Government
2. Supporting Businesses and Jobs
3. Better Transport
4. Clever State
5. Healthy Communities
6. Green State
7. Urban Environment and Lifestyle
8. Strengthening Communities
9. Keeping People Safe
10. Delivering for Priority Groups

This project falls largely within the "Healthy Communities" area and meets several of the Government priorities in this respect. The key target areas of the State Plan for healthy communities are:

- Improve and maintain access to quality healthcare in the face of increasing demand
- Improve survival rates and quality of life for people with potentially fatal or chronic illness
- Improve health in the community
- Reduce potentially preventable hospital admissions
- Improve outcomes in mental health

The Community Hub project will deliver on those priorities through provision of the following services and programs:

- Diabetes education
- Vascular disease education and monitoring
- Drug and alcohol counselling and education, including the needle exchange
- Population health services.
- Mental health programs, including enhanced early intervention and support services for young people.

On that basis, the Community Hub is considered to be consistent with the relevant priorities and targets of the NSW State Plan 2009.

4.2.5 Sydney Metropolitan Strategy

The Sydney Metropolitan Strategy "City of Cities" was released in December 2005 and provided a "Plan for Sydney's Future". It has five (5) key aims to achieve the vision for Sydney in 2031. These are:

1. Enhance liveability
2. Strengthen economic competitiveness
3 Ensure fairness
4 Protect the environment
5 Improve governance

In order to implement these aims, a series of Subregional Strategies have been developed to provide area specific objectives and an implementation methodology for their achievement. The Subregional Strategy that deals with the Auburn Hospital site is the draft West Central Subregional Strategy.

4.2.6 Draft West Central Subregional Strategy

The draft West Central Subregional Strategy aimed to guide land-use planning until 2031 in the Auburn, Bankstown, Fairfield, Holroyd and Parramatta local government areas. Key directions in the Strategy include:

- Retaining and protecting strategic employment lands to help provide jobs closer to home
- Strengthening Parramatta as one Sydney's main city centres
- Planning for a broader range of roles for Sydney Olympic Park
- Supporting the continuing development of the Westmead Specialised Centre
- Promoting Bankstown as a Major Centre
- Improving connections between centres and access to regional open space

The strategy recognises the continuing role of Auburn Hospital in the future planning for the subregion and looks to improve the services and accessibility to health care. This is consistent with the objectives for Health Services in the 2008-2009 NSW State Infrastructure Strategy which is the umbrella that drives the various NSW Government strategic plans.

This proposal is considered to be consistent with both the Metropolitan Strategy and the draft Subregional Strategy.

4.2.7 Auburn Local Environmental Plan 2000

The site is zoned Residential 2b and the proposed development is permissible with Consent in terms of Clause 12 of the Auburn Local Environmental Plan 2000 (ALEP).

Clause 14 provides restrictions on development in residential zones It provides that consent may only be granted for development on land within the 2(b) zone if, in the opinion of the consent authority, it is compatible with the existing and likely future character and amenity of nearby properties in terms of:

(a) its scale, bulk, height, siting and landscaping, and
(b) its operation, and
(c) traffic generation and car parking, and

(d) noise, dust, light and odour nuisance, and
(e) privacy, and
(f) stormwater drainage, and
(g) hours of operation, and
(h) overshadowing.

These issues have been considered in the application and based on this assessment and the attached drawings in Appendix E the proposal is considered to be consistent with the existing and future character of the area.

Clause 43 of ALEP deals with development in the vicinity of heritage items or heritage groups and requires the consent authority to take into account the likely effect the proposed development will have on the heritage significance of the heritage item or heritage group before granting consent to development on land in the vicinity of a heritage item or heritage group.

An Archaeological Impact Assessment and Mitigation Strategy was prepared by Cosmos Archaeology Pty Ltd in March 2007 and an Interpretation Strategy for the Auburn Hospital Site prepared by Graham Brooks and Associates in May 2007. Both these reports are attached in Appendices I and J respectively. The finding of these reports indicate that the area in which the Community Hub will be located may contain some material of archaeological or historical value – depending on the depth of excavation required. Archaeological monitoring in Area 1b was recommended by Cosmos Archaeology and this has now been completed. Nothing of significance was found during this process and a summary of the monitoring is attached at Appendix K

Clause 48 of ALEP prevents the consent authority from consenting to development in Zone No 2 (a), 2 (b), 2 (c), 3 (a), 3 (b), 4 (a), 4 (b), 4 (c) or 4 (d) if it considers that the development will prevent the surrounding lots from being developed in accordance with the ALEP.

The proposed Community Hub will not prevent any surrounding lots from achieving their development potential under the ALEP.

Clause 51 deals with contaminated land and requires development consent and consideration of the *Contaminated Land Management Act 1997* and State Environmental Planning Policy No 55-Remediation of Land. A discussion on compliance with these requirements is above in Section 4.1.1.

4.2.8 Auburn Section 94 Development Contributions Plan, 2007

Auburn Councils Section 94 Plan contains a policy on development by the Crown. It states:

> *Excepting compliance with any direction issued from time to time, Council holds the view that development by the Crown should be subject to development contributions in the same manner as development by a private developer, and will, where appropriate, seek the Minister's written approval and consent before imposing conditions on Crown development requiring development contributions. This does not preclude Crown development from arguing a case for merit exemption in the same manner as a private developer*.

The s94 Plan however does not require any contributions for hospital related development or that of community health facilities.

4.2.9 Auburn DCPs 2000

The Auburn DCPs are a series of policies which apply to various types of development and/or development in various locations. The **general objectives** of the plans are:

(a) To identify the criteria and process for assessing applications, and to outline the responsibilities of both Council and applicants.

(b) To outline the broad strategic planning intentions for Auburn, and to provide detailed development controls to ensure that future development is consistent with this vision.

(c) To specify criteria relevant in determining what is exempt and complying development.

(d) To comprehensively outline all criteria which would be relevant to the broad types of development, covering issues including urban character, landscaping, transport, traffic and access, car parking, advertising signs, ecologically sustainable development, waste management and pollution control.

(e) To specify criteria to be applied in the assessment of development in residential areas, and

(a) to ensure that such development is consistent with the existing and planned character of individual localities.

(f) To provide controls for development within the business and industrial areas of Auburn to ensure that development is consistent with the planned urban form and character of the commercial centres.

(g) To provide detailed planning controls for specific types of development such as child-care centres and brothels.

(h) To specify the minimum standard of information to be submitted with any development application.

While most of the criteria contained within the DCPs do not apply to a Community Hub development, the general provisions have been considered as relevant issues. The **Car Parking and Loading DCP** provides general principles for the provision of parking and loading facilities as well as specific standards for layout and design. These have been considered in previous applications on the site and generally comply with the DCP requirements.

The **Stormwater Drainage DCP** applies to all development within Auburn and has the following objectives:

- to preserve and protect the amenity and property of existing residents, property owners and the community.
- to ensure the safety of residents and the community.
- to meet reasonable expectations and statutory requirements for the development of properties.
- to protect the physical environment and receiving waters of catchments.

The DCP contains performance criteria and development standards that apply to development. The proposal complies with these criteria.

Other aspects of the DCPs apply specifically to construction activities and are addressed, where relevant, in the draft Statements of Commitment in Chapter 6.

4.3 Amenity Impacts

The Community Hub proposal is located within the Auburn Hospital site. While the original Concept Plan did not envisage this location, the current proposal provides a superior resolution for the delivery of community services.

The proposal does not have any adverse impacts on neighbours, traffic (see below) or the general amenity of the area – including the hospital environment. The proposed location of the needle/syringe vending machine and sharps disposal facility has been thoughtfully located to respect the anonymity and safety of users of the facility as well as safety and security of the rest of the community. This service has been available in Auburn since the early 1990s without detrimental impact and protocols are in place to ensure appropriate levels of security – including the patrols of security guards.

4.4 Transport and Accessibility Impacts

As part of the Stage 1 development of the Auburn Hospital site an at grade car parking facility is provided on the northern portion of the site. The car park which was planned to provide a total of 217 parking spaces is accessed via three separate driveways to Hargrave Road, Norval Street and Hevington Road. Additional parking is provided on the site in dispersed locations providing a total on site parking provision of 228 spaces.

The proposed Community Hub building would be located within the at grade car park immediately adjacent to the Auburn Hospital Building and would result in the loss of 44 spaces during Stage 1 from within the main car parking area in the northern portion of the site. The vehicle and pedestrian access to the site would remain unchanged from that approved. The total proposed parking provision for Stage 1 following construction of the Community Hub building would be 184 parking spaces.

While this is a reduction of parking provision for Stage 1, the provision of 184 spaces complies with Condition B11 of the consent and is consistent with the transport objectives established by the DoP (and Ministry of Transport) to encourage increased public transport usage via decreased parking provisions.

Not withstanding the above, that the following measures will be introduced to further encourage non - car driver modes of transport and / or more sustainable car usage:

1. Small Car Spaces

- Increased provision of small car spaces within the car park to encourage use of more fuel efficient vehicles.
- Small car space provision is associated with Green Star ratings.
- Up to 25% of spaces could be allocated and designed as small car spaces.

2. Bicycle Parking Facilities

- Bicycle users accessing the Community Hub will be able to access the shower and locker facilities within the Hospital.
- Additional bicycle parking / storage facilities will be provided within the car park.

3. Motorcycle Parking Spaces

- With the provision of small car parking spaces, additional area will be available within the car park. This area could be allocated and designed for motorcycle parking.

4. Car Sharing

- The staff travel survey undertaken as part of the Concept Plan identified a significant proportion of staff travel as car passengers. This generates potential for car share use.
- Initially up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.
- Car sharing could be operated either as part of a travel management plan for the Hospital/Community Hub or potentially by a commercial operator

5. TravelSmart Incentive Program

- As identified during the Concept Plan assessment process, the implementation of a TravelSmart program would be a valuable management tool to encourage increased awareness of public transport options for staff and visitors (and residents during Stage 2).
- A TravelSmart program should be a holistic plan which incorporates the Hospital and the Community Hub.

Overall it is considered that the above measures, combined with the Ministry of Transport's improvements to the Integrated Network Plan for Bus Contract Region 13, will facilitate improved access to and greater encouragement to use non private vehicle (as driver) modes of transport.

Traffic Implications

The Concept Plan traffic assessment determined that the surrounding road network could adequately accommodate the traffic generation of the Concept Plan development. The existing road network was determined to operate satisfactorily with good levels of service (LoS A) and significant spare capacity.

Observations indicate that the road network is operating satisfactorily with the Stage 1 Auburn Hospital development. The construction of the proposed Community Hub with the reduction in on site parking is not anticipated to change the existing traffic generation or network operating conditions.

As identified above, the Stage 1 car park access arrangements would remain unchanged by the Community Hub development proposal. As such there would be no change to the interaction between the external and internal road networks.

Public Transport

The proposed Community Hub development would not change access to existing public transport services (ie. bus stop access).

Pedestrian and Cycling

The proposed Community Hub development would not change the proposed pedestrian access arrangements for the Stage 1 works and therefore is consistent with the current approval. The provision of cycle parking and end of trip facilities is consistent with the *Planning Guidelines for Walking and Cycling.*

Service Vehicle Arrangements
It is proposed to provide a dedicated loading bay on the southern side of the Community Hub building. Access to the loading bay would be via the Hospital's service vehicle access driveway and thus be separated from staff / visitor car access and thus reduce potential car / service vehicle conflicts.

Summary
In summary it is considered that the proposed Commuity Hub development and the associated car parking arrangements are considered to be consistent with the DoP approval for the Stage 1 and Concept Plan developments of the Auburn Hospital site.

With the implementation of the suggested traffic management measures, it is considered that increased use of non private vehicle modes of transport can be achieved and offset the reduction in total Stage 1 on site parking provision.

4.5 Ecologically sustainable development

The Project has been assessed against the following four principles of ecologically sustainable development listed in the *Protection of the Environment Administration Act 1991:*

- the precautionary principle
- the principle of social inter-generational equity
- the principle of biological diversity and maintained ecological integrity
- the principle of improved valuation and pricing of environmental resources.

4.5.1 Precautionary principle

The precautionary principle states that:

if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:

(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(ii an assessment of the risk-weighted consequences of various options.

In the design of this proposal, key issues have been taken into consideration to ensure that serious or irreversible damage does not occur as a result of these works. This has included a thorough review of hazardous materials and contamination and the implementation of remediation measures to avoid risk. The selection of materials and construction methods has also been included in this assessment.

On that basis the proposal meets the requirements of the Precautionary Principle.

4.5.2 Principle of inter-generational equity

The principle of inter-generational equity states that:

the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations….

The site is within a highly urbanised environment. The operation of the proposal would not result in any impacts that are likely to impact on the health, diversity or productivity of the environment for future generations.

The greatest life-time energy impact of a building is its operational energy consumption. A number of features have been included in the design to reduce the environmental footprint of the proposal to maintain the environment for future generations, including the use of Green Star to achieve a high level of energy efficiency for the project.

The proposal is therefore considered to be consistent with the principle of inter-generational equity.

4.5.3 Principle of biological diversity and ecological integrity

The principle of biological diversity and ecological integrity states that:

> '*Conservation of biological diversity and ecological integrity should be a fundamental consideration.*'

On the basis that the proposal is the redevelopment of the existing site, it is concluded that impacts upon the ecological integrity will be negligible.

The proposal therefore considers the principle of biological diversity and ecological integrity.

4.5.4 Improved valuation of environmental resources

The principle of improved valuation of environmental resources states that:

> *environmental factors should be included in the valuation of assets and services, such as:*
> *(ii) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
> *(iii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
> *(iv) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.*

The proposal has been designed to minimise adverse impacts on the environment by:

- siting infrastructure at locations that have been disturbed by previous land uses, and
- putting in place specific design measures to lesson the environmental impact on the area.

Although these measures did increase the costs associated with construction and in some cases the operation of the proposal, it has resulted in a higher quality environmental outcome which significantly reduces the buildings impact. This indicates that environmental resources

have been assigned a significant value and this has been taken into consideration during the concept design stage.

The proposal therefore appropriately values environmental resources.

4.5.5 Environmental design

The Auburn Community Hub will include a high standard of environmental design. The project team is targeting a 4 Star Green Star Office Design v3, which would equate it to the top 25% of building projects in terms of sustainable design. A key part of this Green Star strategy is a focus on energy efficiency. Though the project has not achieved a final internal (electrical and mechanical) design, we anticipate that the initiatives included in the Green Star strategy will assist the project in performing well. Energy efficiency initiatives that are scoped for inclusion in the project include:

- High standard of passive design, including;
  - Low emissivity (low-E) double glazing
  - Insulation
  - Shading
- VAV air conditioning system with:
  - Perimeter and central zoning
  - High efficiency chiller
  - Variable Speed Drives
  - Outside air economy cycle
  - Supply air temperature reset
  - CO^2 sensors
- Lighting system with;
  - AESY84440A.0.0.MCP91105 - Energy Strategy.doc 2 Form Revision: J 01/07
  - 2 W/m²/100 Lux design target
  - Individually switch controls for each room
  - Lighting zones no larger than 100m²

4.6 Noise and Vibration Impacts

There will be no significant noise or vibration impacts above the construction noise expected. There are no driven piles or rock hammering proposed as part of this application. Any impacts from noise and vibration will be managed in accordance with a Construction Environmental Management Plan – refer Statements of Commitment.

4.7 Crime Prevention Through Environmental Design

Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'

- removing conditions that create confusion about required norms of behaviour.

In order to achieve these outcomes, there are four (4) principles used to assess projects to ensure the opportunity for crime is minimised. These are surveillance, access control, territorial reinforcement and space management. In terms of the Community Hub project, these issues are dealt with as follows.

4.7.1 Surveillance

The design of the building allows a clear open frontage which is easily seen from the car park and the street. The Terrace on the upper levels provides opportunities for overlooking onto the street providing passive surveillance. Closed Circuit TV cameras will also be installed in the car park at the boom gates and around the building.

The entry and car park will be well lit with an appropriate level of lighting to ensure safety of users and to minimise light intrusion into properties across the road. The landscaping of the facility and the car park has been selected to maximise clear sight lines and visual connectivity without compromising security. Species have been selected to ensure clear trunks and appropriate spacing has been allowed between trees to fulfil this objective.

4.7.2 Access control

The facility will have security access at the entry and a clear open lobby area. Closed Circuit TV and security personnel are employed to patrol the area of both the Community Hub and the Hospital. Again landscape is used here to identify the entry and to provide an area for people to gather without causing a security risk. The use if Gymea Lillies provides a sense of enclosure to the entry foyer while maintaining clear visual contract with the surrounding area.

4.7.3 Territorial reinforcement

The community nature of the facility and the maintenance of the area and landscape will significantly contribute to the reinforcement of the place as a public place and one that is safe.

4.7.4 Space management

As mentioned above, the Community Hub will be well maintained through the SWAHS existing maintenance program which includes removal of graffiti and rubbish and regular clearing of the exterior of the buildings. This creates the sense of a well respected facility that is cared for by both the staff and the users of the facility.

5. Consultation

There has been considerable consultation with the major agencies and Auburn City Council since the inception of the redevelopment of the hospital and the Concept Plan for the sites in 2006. This includes addressing a number of issues raised following the exhibition of those plans.

In addition to this, the Sydney West Area Health Service (SWAHS) has provided information about the Community Hub and the services and facilities to be provided by the Hub to the following:

- Auburn Council's General Manager
- The Local Member for Auburn, The Hon. Barbara Perry
- The Flemington Local Command of the Police Service
- Hospital Staff

This consultation is part of an ongoing communication strategy between the SWAHS and their local communities. A specific communication framework is being developed by the SWAHS to provide ongoing information about the project as it progresses. This will be based on the strategy used for the Auburn Hospital project.

We believe this level of consultation, combined with the public exhibition of this application to be adequate and appropriate for this project.

6. Draft Statement of Commitments

6.1 General Commitments

G1 Health Infrastructure, Brookfield Multiplex and its partners are committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act 1979*. The construction and operation of the Community Hub facility will be undertaken in accordance with Best Practice environmental management policies in place at the relevant time through the sites development.

G2 The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

G3 The development will comply with the Building Code of Australia 2008.

G4 The proponent will continue to liaise with the local community through Auburn City Council during the development process.

G5 The new building will be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to the Department that structural works are in accordance with the approved project application.

G6 A separate application will be made to Auburn City Council for approval under Section 68 of the *Local Government Act, 1993*, for the erection of hoardings or scaffolding in a public place, if required.

G7 The development and its uses will be in accordance with the approved Project Application as described in this Environmental Assessment.

6.2 Prior to Commencement of Works

P1 Detailed construction design details will be submitted to the Director prior to the commencement of construction works.

P2 All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and Australian Standard AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

P3 Prior to commencement of works, a Construction Environmental Management Plan (CEMP) will be prepared. This plan will include procedures for the following:

- Contact details of the site manager;
- Air quality/dust control;
- Noise and Vibration Management;
- Waste management;
- Community access and safety;
- Site specific soil erosion and sediment control;
- Traffic and pedestrian management;

- Storage and handling of materials;
- Environmental training and awareness;
- Contact and complaints handling procedures;
- Emergency preparedness and response;
- Site induction, OHS&R management and training;
- Services disruption planning and management;
- Site contamination review and remediation, hazardous materials and contamination management.

P4 Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's and Sydney Water's requirements prior to the commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

P5 A Traffic and Pedestrian Management Plan will be prepared that will identify:

- The number and location of car parking spaces required by construction workers,
- Ingress and egress of vehicles to the site,
- Loading and unloading, including construction zones,
- Predicted traffic volumes, types and routes, and
- Pedestrian and traffic management methods.

P6 A sign will be erected in a prominent position on the site prior to the commencement of works in indicating the nature of the project and the Project Director and contractor contacts details.

P7 All electrical and mechanical services plans will be submitted to the Department for information prior to construction.

6.3 During Construction

D1 Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).

D2 Erosion and Sediment Control will be implemented in accordance with the Erosion and Sedimentation Plan which will be submitted to DoP prior to construction and these measures will be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.

D3 Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood, hospital and other workers during construction. These will include:

- Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions,
- Earthworks and scheduling activities will be managed to minimise the amount of time the site is left cut or exposed,

- All materials will be stored or stockpiled at the best locations,
- The surface will be dampened slightly to prevent dust from becoming airborne, without creating runoff,
- All vehicles carrying spoil or rubble to or from the site will be covered to prevent the escape of dust or other material,
- All equipment wheels will be washed or other action taken to avoid soil leaving site before exiting the site,
- Gates will be closed between vehicle movements and will be fitted with shade cloth, and
- Cleaning of footpaths and roadways will be carried out as required.

These will also be documented in the CEMP.

D4 The hours of construction, including the delivery of materials to and from the site, will be:
7:00am and 6:00pm, Mondays to Fridays inclusive;
7:00am and 1:00pm, Saturdays;
No work on Sundays and public holidays.

Works will only be undertaken outside these hours where:

- The delivery of materials is required outside these hours by the Police or other authorities;
- It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm;
- The work is approved through the Construction Environmental Management Plan; and
- Residents and others likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

D5 Rock breaking, rock hammering, sheet piling, pile driving and any similar activity will only occur between the hours below unless otherwise approved in the Construction Environmental Management Plan committed to above:

D6 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

D7 All waste disposal will occur in accordance with the *Protection of Environment Operations Act* and Regulations and EPA Environmental Guideline: Assessment, Classification and Management of Liquid and Non-liquid Wastes (1995).

All wastes generated by the project shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials.

D8 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.

D9 Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.

D10 The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:
- AS 1428 Part 1.
- The Building Code of Australia.

D11 Access and Safety protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the site to ensure the safety of work personnel and visitors.

D12 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.

D13 In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of Environment and Climate Change will be informed in accordance with Section 91 of the *National Parks and Wildlife Act 1974*.

D14 The requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development will be complied with.

D15 All buildings will be ventilated in accordance with relevant codes.

D16 All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

6.4 Prior to Occupation or Commencement of Use

O1 A Fire Safety Certificate will be provided to the Department for all the Essential Fire or Other Safety Measures forming part of application.

O2 Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation will be submitted to the Department and Council for information purposes only.

O3 Up to 25% of spaces will be allocated and designed as small car spaces.

O4 Bicycle parking facilities will be provided within the car park.

O5 Additional area available within the car park as a result of small car spaces will be allocated and designed for motorcycle parking.

O6 Up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.

O7 A travel management plan will be implemented for the Hospital/Community Hub.

O8 A TravelSmart program will be implemented to encourage increased awareness of public transport options for staff and visitors

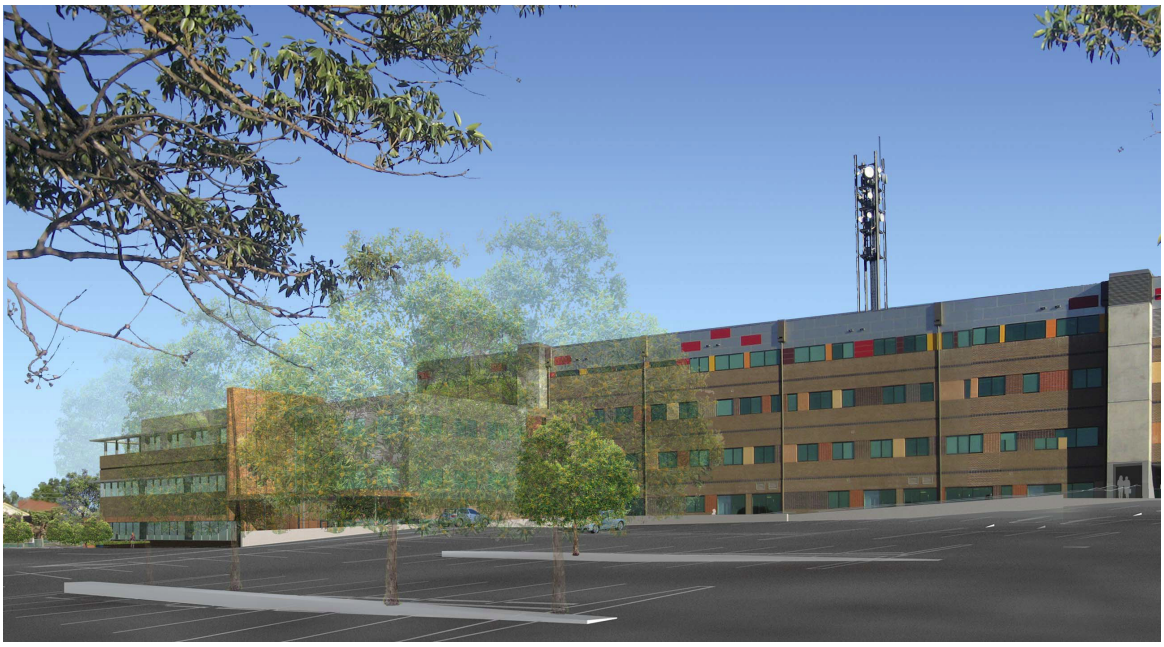
7. Conclusion

The development of the Auburn Community Hub adjacent to the new Auburn Hospital is consistent with the clinical design objectives for the project as well as the objectives of the EP&A Act.

It is considered that short tem – predominantly construction based impacts that can be easily mitigated through measures outlined in the Statements of Commitment. On that basis, the project provides significant public benefit, a significant investment in health infrastructure in Auburn and has very few significant impacts.

The Project meets the objectives of the NSW State Plan 2009 and the Metropolitan Strategy for delivery of Community Health Services close to the populations that need them and to increase jobs closer to home. The Project is therefore justified on any grounds and is recommended for approval.

Auburn Community Hub



Environmental Assessment for Project Application MP09_0173

November 2009

Prepared for:
Health Infrastructure

By:

UPO Pty Ltd
PO Box 787
Matraville NSW 2036

Auburn Community Hub
Environmental Assessment Report

Contents

Executive Summary **1**
1. Introduction **2**
1.1 Background 2
1.2 Aims and Objectives 3
1.3 The Project Team 4
1.4 Compliance with Director Generals Requirements 4
1.5 Statement of Validity 9

2. Site Analysis **10**
2.1 Context 10
2.2 Site Description 11
2.3 Site Analysis 11
2.3.1 Zoning and Ownership 11
2.3.2 Urban Character and Streetscape 11
2.3.3 Easements and restrictions 13
2.3.4 Geology and soils 13
2.3.5 Hydrology 13
2.3.6 Hydrogeology 13
2.4 Existing transport and pedestrian environment 14
2.5 The existing buildings and uses 14
2.6 Existing Infrastructure 14
2.7 Site contamination 14
2.8 Suitability of the Site 15

3. The Project **16**
3.1 Introduction 16
3.2 Design Objectives 16
3.3 Building Design and Placement 17
3.3.3 Materials and Finishes 18
3.3.4 Landscape 18
3.4 Staging and Timing 19
3.5 Traffic management and car parking 19
3.6 Engineering and Services 20
3.6.1 Stormwater 20
3.6.2 Sewer 20
3.6.3 Water 20
3.6.4 Gas 20
3.6.5 Water and Energy Conservation Measures 20
3.6.6 Electrical Services 20
3.6.7 Mechanical services 20
3.7 Compliance with the Approved Concept Plan 20

4. Environmental Assessment 21
4.1 Objectives of the Environmental Planning and Assessment Act 1979 21
4.2 Relevant Environmental Planning Instruments and Guidelines 22
4.2.1 State Environmental Planning Policy No 55 – Remediation of Land 22
4.2.2 State Environmental Planning Policy (Major Development) 2005 22
4.2.3 State Environmental Planning Policy (Infrastructure) 2007 23
4.2.4 NSW State Plan 2009 23
4.2.5 Sydney Metropolitan Strategy 24
4.2.6 Draft West Central Subregional Strategy 24
4.2.7 Auburn Local Environmental Plan 2000 24
4.2.8 Auburn Section 94 Development Contributions Plan, 2007 25
4.2.9 Auburn DCPs 2000 26
4.3 Amenity Impacts 27
4.4 Transport and Accessibility Impacts 27
4.5 Ecologically sustainable development 29
4.5.1 Precautionary principle 29
4.5.2 Principle of inter-generational equity 29
4.5.3 Principle of biological diversity and ecological integrity 30
4.5.4 Improved valuation of environmental resources 30
4.5.5 Environmental design 31
4.6 Noise and Vibration Impacts 31
4.7 Crime Prevention Through Environmental Design 31
4.7.1 Surveillance 32
4.7.2 Access control 32
4.7.3 Territorial reinforcement 32
4.7.4 Space management 32

5. Consultation 33

6. Draft Statement of Commitments 34
6.1 General Commitments 34
6.2 Prior to Commencement of Works 34
6.3 During Construction 35
6.4 Prior to Occupation or Commencement of Use 37

7. Conclusion 39

List of Appendices

A Director-Generals Requirements
B Site Analysis Drawing
C Report on Remediation and Validation Assessment, Oct 2009.
D On Site Detention
E Architectural Plans
F Materials and Montages
G Site Audit Report
H Traffic and Parking Assessment
I Archaeological Impact Assessment
J Interpretation Strategy
K Results of Archaeological Monitoring
L Pictures of Selected Landscape Species
M Survey
N Quantity Surveyor Statement
O Letter from SWAHS

Executive Summary

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital but separate to the acute hospital. The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to permit future expansion of the Community Hub to the west;
- to provide a facility that needs to attract and retain staff; and
- to deliver value for money to the State.

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation and is consistent with the principles of ESD and all relevant planning controls.

The assessment concludes that the site is suitable for the proposal and that the implementation of the development of the Auburn Community Hub is consistent with the public interest.

Accordingly, we seek the Ministers favourable consideration of this application.

1. Introduction

In October 2009, the Director General of the Department of Planning, as the Minister's delegate advised that a separate Clause 6 Opinion under the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was not required and the project was deemed to fall under the existing Opinion issued for the hospital in 2006. Director General's Environmental Assessment Requirements (DGEARs) were issued on 5th November 2009. This Environmental Assessment has been prepared in response to those DGEARs.

The purpose of the report is to outline the key aspects of the proposed redevelopment and to provide an assessment of the proposal in terms of the DGEARs. Table 1 in Section 1.4 shows where in the report each of the DGEARs has been addressed. A copy of the DGEARS is attached in **Appendix A**.

This Environmental Assessment report is structured as follows:

1. Introduction	This section provides an overview of the project and relevant background.
2. Site Analysis	This section provides details of the existing site and the proposed redevelopment context.
3. The Project	This section provides an overview of the proposal and its key elements.
4. Environmental Assessment	This section responds to the Director General's Requirements in terms of the key issues raised and the plans and documents required
5. Consultation	This section describes the consultation undertaken as part of this project.
6. Draft Statement of Commitments	This section contains a Draft Statement of Commitments.
7. Conclusion	This summarises the key issues and provides a recommendation to approve the Project as outlined within the report.

1.1 Background

On 28 April, 2006, the Director General of the Department of Planning, as the Minister's delegate, formed the opinion that the Auburn Hospital redevelopment is a major project under the terms of the State Environmental Planning Policy - Major Projects. A Concept Plan for the site was determined for the site in August 2007 which approved the following:

- Land use distribution;

- Pattern of buildings, including footprint and height;
- A car parking and access strategy;
- Landscape strategy; and
- Development controls for the various sites.

Concurrently, a Project Application to construct the new Auburn Hospital was approved which allowed for:

- The development of substantial new 'state of the art' hospital facilities on the southern portion of the site.
- Creation of a temporary car park on the Arthur Stone site.
- Relocating of the existing services into the new facility.
- Demolition of the existing main hospital building.
- Creation of a temporary on grade car parking areas.

Subsequent applications were made and approved under Section 75W to make minor amendments to the hospital design. The new hospital is now complete and operational.

In 2009, NSW Health and the Sydney West Area Health Service determined that the most appropriate location for the planned new Community Hub would be within the Auburn Hospital site, but separate to the hospital. The location, selected for clinical reasons is within an area, previously identified for car parking and the future development of a residential building of up to nine (9) storeys.

As this was not originally conceived in the Concept Plan a separate application has been submitted under Section 75W to permit the Community Hub in Development Zone 3. This application has been approved by the Department of Planning, which allows this application to be lodged for the development of a new Community Hub building.

1.2 Aims and Objectives

The specific objectives for the Auburn Community Hub are:

- to provide a modern facility that supports the delivery of accessible, cost effective and high quality services to the local population;
- to provide a welcoming environment that enhances patient safety and improves clinical outcomes;
- to enhance and increase the provision of health services;
- to provide a flexible infrastructure capable of adapting to new technologies, changes in clinical practice and changes in policies;
- to integrate the community health services;
- to ensure minimum impact on Auburn Hospital operations during construction;
- to provide a facility that attracts and retains staff; and
- to deliver value for money to the State.

1.3 The Project Team

The team for this redevelopment project is:

Company	Role
Health Infrastructure	Client
Capital Insight	Project Director
Brookfield Multiplex	Design and Construction Contractor
Silver Thomas Hanley	Architect
Van der Meer Consulting	Structural & Civil Engineering
Lincolne Scott	Services Engineering
Advanced Environmental	Environmental Engineering
Acoustic Logic	Acoustic and Vibration engineering and
Philip Chun	BCA & DDA Compliance
Warrington Fire	Fire Engineering
GDK	Hydraulic Engineering
Halcrow MWT	Traffic and Transport
Urban Planning Outcomes	Statutory Planning

1.4 Compliance with Director Generals Requirements

Table 1 following outlines how the Project Application addresses the Director General's Environmental Assessment Requirements.

Table 1 Compliance

Requirement	Location
Key Issues	
1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: - Objects of the EP&A Act; - SEPP (Major Development) 2005; - SEPP (Infrastructure) 2007; - SEPP 55 - Remediation of Land; - NSW State Plan - Sydney Metropolitan Strategy and draft West Central Subregional Strategy; and ▪ Consideration of applicable Auburn City Council Instruments and policies; ▪ Address the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines (including the relevant Auburn City Council DCP/s) and justification for any non-compliance.	Section 4

2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality and detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the buildings achieve optimal design and amenity outcomes. The Project Application shall include detailed architectural plans.	Section 3 and Appendix E
3. Urban Design/Public Domain ▪ The EA shall address the design quality of buildings with specific consideration of the façade, massing, setbacks, articulation, materials/finishes & colours palette. ▪ The EA shall also address landscaping, safety by design and public domain, including an assessment against the Crime Prevention Through Environmental Design Principles. The EA shall provide the following documents: ▪ View analysis to and from the site from key vantage points; and ▪ Options for the siting and layout of building envelopes having regard to views from adjoining buildings, adequacy of separation between buildings on the site, impacts on the development potential of adjoining properties and solar access to properties to the south between the buildings.	Section 3 Section 4.7 Appendix E and F
4. Amenity Impacts on Neighbouring Properties The EA must the address the visual impact, privacy and overshadowing of the development on adjoining properties, with particular regard to any sensitive uses.	Section 4
5. Transport & Accessibility Impacts (Construction and Operational) The EA shall address the following matters: ▪ Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's Guide to Traffic Generating Developments and making reference to the NSW Planning Guidelines for Walking and Cycling, considering the following issues: ○ Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections and the need for funding or upgrading or road improvement works (if required). ○ Car parking arrangements, including number of spaces and compliance with the relevant parking codes and how this will minimise on-street parking; ○ Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan; ○ Demonstrate how users of the development will be able to	Chapter 4.4 and Appendix H

make travel choices that support the achievement of relevant State Plan targets; ○ Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access; ○ Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and ○ Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling).	
6. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. The EA must demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme	Section 4.5
7. Consultation Undertake an appropriate and justified level of consultation in accordance with the *Department's Major Project Community Consultation Guidelines October 2007*, and provide an outline of the proposed consultation program to be adopted.	Section 5
8. Services The EA shall address capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.	Section 3
9. Groundwater The EA is to identify whether groundwater may be encountered during excavation, the potential need to dewater and whether there are any groundwater issues including degradation.	Section 2
10. Noise and Vibration Assessment The EA shall address the issue of noise and vibration impact from the railway corridor and provide detail of how this will be managed through the design of the proposed buildings, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.	Section 4.6
General	
The EA must include:	
1. An executive summary	Page 1
2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;	Section 2 and Appendix B
3. A thorough description of the proposed development;	Section 3

4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;	Section 4
5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;	Section 4 and Section 6
6. The plans and documents outlined below;	Appendices
7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;	Page 9
8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP);	Previously submitted
9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.	Section 7
Plans and Documents	
1. An **existing site survey plan** drawn at an appropriate scale illustrating; ▪ the location of the land, boundary measurements, area (sqm) and north point; ▪ the existing levels of the land in relation to buildings and roads; ▪ location and height of existing structures on the site; ▪ location and height of adjacent buildings and private open space, and ▪ all levels to be to Australian Height Datum.	Appendix M
2. ***A Site Analysis Plan*** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).	Appendix B
3. ***A locality/context plan*** drawn at an appropriate scale should be submitted indicating: ▪ significant local features such as parks, community facilities and open space and heritage items; ▪ the location and uses of existing buildings, shopping and employment areas; and ▪ traffic and road patterns, pedestrian routes and public transport nodes.	Appendix E and Page 11
4. ***Architectural drawings*** at an appropriate scale illustrating: ▪ the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;	Appendix E

	▪ detailed floor plans, sections and elevations of the proposed buildings; ▪ elevation plans providing details of external building materials and colours proposed; ▪ fenestrations, balconies and other features; ▪ accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; ▪ the height (AHD) of the proposed development in relation to the land; ▪ the level of the lowest floor, the level of any unbuilt area and the level of the ground; and ▪ any changes that will be made to the level of the land by excavation, filling or otherwise.	
5.	***Stormwater Concept Plan*** - illustrating the concept for stormwater management	Appendix D
6.	***Landscape/Public Domain Concept plan*** - illustrating treatment of open space/public domain areas, screen planting along common boundaries and tree protection measures both on and off the site.	Appendix E
7.	***Shadow diagrams*** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm	Appendix F
8.	***View Analysis*** - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas.	Appendix E and Appendix F

1.5 Statement of Validity

Submission of Environmental Assessment

Prepared under Part 3A of the *Environmental Planning and Assessment Act 1979*

Environmental Assessment prepared by

Name:	Leoné McEntee
Qualifications:	BA (Geog), Graduate Diploma Urban and Regional Planning, Grad Dip Natural Resources Law
Address:	UPO Pty Ltd PO Box 787 Matraville NSW 2036
In respect of:	Auburn Community Hub

Applicant & Land Details

Applicant name	Health Infrastructure
Applicant Address	Level 6, 77 Pacific Highway, North Sydney
Land to be developed	Auburn Hospital, Hevington Road Auburn
Lot & DP	Lots 11, 12 and 13 in DP 873

Environmental Assessment	An environmental assessment is attached
Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director Generals Environmental Assessment Requirements dated 5th November 2009, and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.
Signature	
Date	27th November 2009

2. Site Analysis

2.1 Context

The Auburn Community Hub is located adjacent to Auburn Hospital in the western suburbs of Sydney. The regional context is characterised by a mix of low to high density residential suburbs and light industrial precincts concentrated around the Parramatta Central Business District. A wide range of ethnic groups are represented in the region with more than 30% speaking a language other than English at home.

The region has a strong focus on manufacturing and wholesale trade industries making up 40% of the area's employment base. Health and community services provide over 5% of the jobs in the region and this is expected to increase as a result of an aging population.

The nearest major tertiary educational institution to Auburn hospital is the University of Sydney Cumberland Campus at Lidcombe (5km east of the hospital) which is home to the Faculty of Health Services (FHS). The FHS is acknowledged nationally and internationally for innovation in teaching and research.

Also located in the region is the Sydney Olympic Park complex which provides an array of sporting and recreational opportunities. The major movement corridor in the regional context includes primarily road and rail services. The major roads include the Great Western Highway, Parramatta Road, Silverwater Road and the M4 Motorway. The latter is a major east-west arterial in the Greater Sydney Region. Rail services include the main Western Line, with Auburn Station the nearest station to the hospital or the South Western Line, where the nearest stations are Regent's Park and Berala.[1]

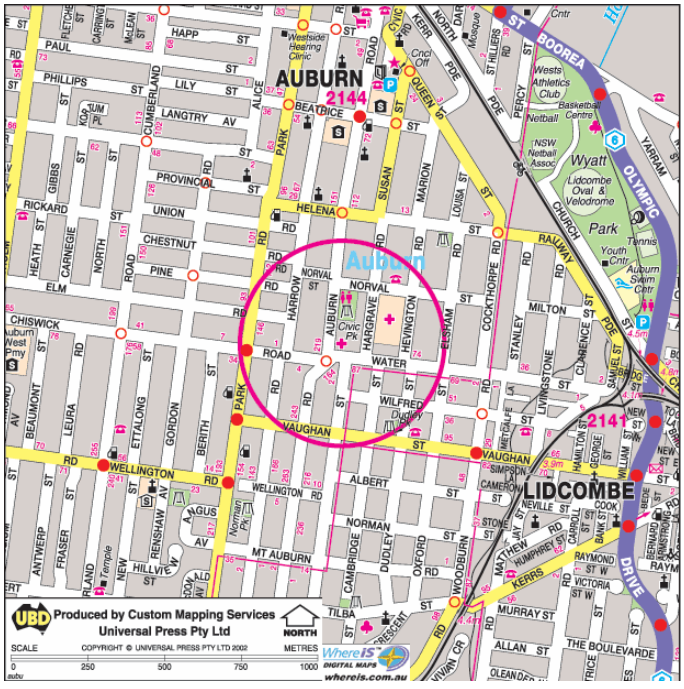


Figure 1 Site Location (not to scale)

[1] LFA (Pacific) Auburn Hospital Concept Plan application

2.2 Site Description

The building site comprises an area of approximately 840sqm located adjacent to the new Auburn Hospital on the Hevington Road side of the site. The Auburn Hospital site is bounded by Hevington Road to the East, Norval Street to the North, Hargrave Road to the West and Water Street to the South. The site is legally described as Lots 11,12 and 13 in DP 873.

2.3 Site Analysis

A Site Analysis Drawing (A-SK20) is included in the Architectural Drawings in Appendix B.

2.3.1 Zoning and Ownership

The site is zoned Residential 2b (Medium Density) under the Auburn Local Environmental Plan (2000). The 2b zoning permits the development of hospitals. Community health facilities are considered to fall within the definition of a hospital which is:

> *Hospital means a building or place (other than an institution) used for providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, care for people with developmental disabilities, psychiatric care or counselling and services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there) and includes:*
> *(a) ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or restaurants, and ancillary accommodation for persons receiving health care or for their visitors, and*
> *(b) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health care workers.*[2]

The objectives of Zone 2b are as follows:

- Permit multiple dwelling residential development on appropriate sites.
- Permit residents to work at home where there is no adverse impact on the amenity of the area.
- Permit appropriate uses in the zone that complement the residential nature and functioning of the zone.

2.3.2 Urban Character and Streetscape

The existing urban character and streetscape surrounding the hospital site is typically represented by 20m wide road corridors with landscaped verges of between 3 and 4m. While there is little evidence of significant street tree planting schemes, native specimens are evident.

The settlement pattern is a grid formation with north/south and east west street orientation. The street grid shifts at Auburn Road and Water Street to create an offset street grid pattern to the south. Auburn Road and Water Street also form the primary north/south and east/west connections respectively.

[2] Auburn Local Environmental Plan 2000



Figure 2 Development opposite proposed community hub on Hevington Road

The residential lots in the local area tend to be deep, in the order of 45-50m, with frontages ranging from 13-15m. In some cases lots have been amalgamated for multi-unit developments many of which are evident in the immediate vicinity of the hospital site.



Figure 3 Streetscape Hevington Road

The existing urban built form consists of a mixture of fibro, weatherboard and brick cottages of little architectural significance interspersed with two storey townhouses and two to three storey multi-unit apartment buildings constructed over the last 20 years.

2.3.3 Easements and restrictions

There is an existing easement on site for Telstra to access the communications tower, however this does not impact on the use of the Community Hub site.

2.3.4 Geology and soils

In April 2009, Douglas Partners[3] undertook a review of published geological information on the site as part of the Remediation Plan. The regional geology was identified as the Wianamatta Group comprising Ashfield Shale and Bringelly Shale. This formation comprises shale with occasional claystone, laminite and coal laminite with dark grey siltstone.

The soil landscapes encompass Red and Brown Podzolic soils that are shallow to moderately deep (<100cm). In areas of lower slopes and in areas of poor drainage Yellow Podzolic soils and Soloths are dominant. Based on the site elevation, the soil type identified at the site is residual clay.

Douglas Partners identified that the site lies in an area that has a moderate to high salinity potential, based on published information from the Department of Water and Energy (DWE). Typical soil conditions encountered on the site during investigation works are summarised below in Table 2. A copy of the Douglas Partners report is attached at Appendix C.

Table 2 Summary of Site Geology

Depth (m)	Material Type	Material Description
0 - 0.5	Fill	Topsoil underlain by crushed shale and clay fill materials, which included ash/slag and building rubble in parts of the site (particularly western portion) (This has now been completely remediated)
0.5 – 1.5	Clay	Silty clay, red brown to mottled grey brown, with ironstone gravels
1.0 – 6.0	Shale	Shale bedrock interbedded with layers of silty clay bands at varying depths
5.0 – 7.0	Siltstone / Laminite	Silstone/Laminite, low to medium strength, moderately weathered, fractured

2.3.5 Hydrology

Douglas Partners[4] also reported that any site surface water would flow to the east following the site topography, upon which it would be diverted to the stormwater drainage systems located on Water Street, Hevington and Hargrave Roads. This has been adopted in the design of the drainage layout and On Site Detention System – see Appendix D.

2.3.6 Hydrogeology

Groundwater searches were conducted by Douglas Partners in 2009 on the basis of groundwater bore information from the Department of Natural Resources (DNR). The search

[3] Douglas Partners, 2009 Detailed Contamination Assessment, Auburn Hospital Stage 1B
[4] op cit

revealed the presence of 15 groundwater bores within a 3 km radius of the site. Relevant bore data information is summarised as follows:

- The identified groundwater bores (GW102644, GW102646, GW102647, GW102649-GW102660) were all installed for monitoring purposes only.
- The total bore depth ranged from 8.0m to 25.0m.
- The standing water level in these bores ranged from 1.0m to 10.0m. The water bearing zone was generally encountered within the underlying siltstone and shale bedrock.
- A review of the bore data reveals that siltstone and shale bedrock was encountered at depths of 5m to 25m.

2.4 Existing transport and pedestrian environment

Generally, the site is surrounded by two way road systems. The roads typically have a carriageway of two lanes and parking against the kerb on both sides. The primary collector roads are Water Street and Auburn Road with traffic volumes in the order of 300-400 vehicles per hour. Hargrave Road, Norval Street and Hevington Road have considerably less traffic. The proposed Community Hub will have its entrance off Norval Street and via the carpark.

The intersections surrounding the site operate at good levels of service with minimal traffic delay. The main entrance to the new hospital is off Hargrave Road, with a separate ambulance access to the Emergency Department via Hargrave Road as well. Parking on the site has yet to be fully developed as part of the Hospital approval and the Community Hub will decrease the number of parking spaces available as it is located within the proposed carpark.

The pedestrian environment is somewhat limited at the present as part of the development is still under construction, however the main pedestrian access to the existing hospital is via Hargrave Road.

2.5 The existing buildings and uses

The site for the proposed Community Hub is currently vacant following the demolition of the old hospital. The site is adjacent to the new hospital as shown in the Architectural Plans shown in Appendix E.

2.6 Existing Infrastructure

The site has adequate services infrastructure which does not require augmentation for this proposal. Many of the sites services have been upgraded as part of the Auburn Hospital redevelopment. All essential infrastructure has significant expansion capacity.

2.7 Site contamination

A number of site assessments and audits have been undertaken on site as shown below in Table 3.

Table 3

Date	Action
May 2006	Preparation of a Heritage Report for the Auburn Hospital complex (Weir & Phillips 2006)
September 2006	Completion of Hazardous Materials Building Survey (DP 2006a)
October 2006	Preparation of Preliminary Contamination Assessment (DP 2006b)
March 2007	Commencement of Site Audit
April 2007	Completion of additional asbestos assessment within buildings (AirSafe 2007)
May 2007	Completion of a radiological survey by ANSTO, targeting the interior of the buildings and the outside grounds area, following review of sampling plan by Site Auditor
April 2009	Completion of Detailed Contamination Assessment (DP 2009a) following review of sampling plan by Site Auditor
May 2009	Completion of Remedial Action Plan (DP 2009b) following review and comment by Site Auditor
June 2009	Preparation of Site Audit Statement and Site Audit Report (JBS 2009)
June 2009	Commencement of remediation and validation works

The Site Audit Report prepared for the site (Area 1B – the former hospital site) by JBS Environmental Pty Ltd is in accordance with the Concept Plan approval for the Auburn Hospital and is attached at Appendix G. This report includes the opinion that:

" *the site assessment and proposed remedial activities are considered to have met the requirements of the Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd Edition) (DEC 2006).*

The soils in parts of the site have been impacted with PAHs and asbestos at levels which require remediation for the proposed landuse. There was no other soil contamination identified as part of the site assessment works which is considered to require remediation or management.

The site can be made suitable for the proposed landuse (i.e., continued hospital use, community health centre which may include a children's day care centre and associated carparking and landscaped areas) based on the successful implementation of the soil remediation and validation works detailed in the Remedial Action Plan prepared for the site [by Douglas Partners, 2009]*".*[5] A final draft copy of the Report on Remediation and Validation Assessment prepared by Douglas Partners in October 2009 is attached at Appendix C. This report clears the site of any contamination and will be signed off by the Auditor in the near future.

2.8 Suitability of the Site

There are no environmental, economic or social constraints to development of the Community Hub in this location.

[5] JBS Environmental Pty Ltd, 2009, Sire Audit Report.

3. The Project

3.1 Introduction

The Auburn Community Hub has been planned for some time but was originally intended to be located closer to the main centre of Auburn. However with the redevelopment of the Auburn Hospital site, it was considered more appropriate to collocate the community services facilities in close proximity to the new hospital. The Community Hub will provide services in a range of ambulatory areas including:

- Diabetes education
- Vascular disease education and monitoring;
- Drug and alcohol counselling,
- Needle exchange;
- Population health;
- Podiatry;
- Mental health; and
- Other outreach services.

3.2 Design Objectives

The design of the Auburn Community Hub was developed in response to a series of objectives both in terms of function and form. These are summarised below.

- The design must support the integrated service model as well as providing a patient centred and safe environment for patients, visitors and staff.
- The design must clearly reflect innovative, functionally efficient and environmentally sustainable design.
- It needs to address access issues for the wide range of patients, staff, students and community members using the facility, including a range of age groups, a highly diversified and unique cultural mix and people with a range of disabilities and impairments.
- The building must maximise daylight and external views to spaces in the facility while maintaining energy efficiency requirements.
- The façade of the building should be articulated to avoid large flat surfaces on the façade.
- The entry should be designed to draw visitors into a welcoming space and the internal design should reflect an open space feel to help lesson the clinical feeling of the facility.
- Glazing must ensure maximum light penetration while allowing for privacy for people in consult rooms.
- The proposed building materials should blend with those of the Auburn Hospital while maintaining a separate identity for the Auburn Community Hub, which reflects a more “office feel” rather than a hospital.
- The building layout should promote easy orientation and way finding and provide a sense of place and to ensure a ‘user friendly’ environment for patients, visitors and staff.
- Safety and security of staff shall be facilitated by minimising the number of entries and exits and providing clear vision lines.
- The facility shall comply with all appropriate regulations, codes of practice and standards, to ensure the safety, comfort and security of all patients, visitors and staff and delivery of best practice health care, including provision for quality control, infection

control, personal security, risk management and achieving operational efficiencies and patient safety. Safe play facilities must be available for children near waiting areas.

- As the Auburn LGA has a highly diverse population with a unique cultural mix, it is essential that the redevelopment proposals acknowledge this diversity and incorporate specific design features to accommodate the cultural and social needs of the population.

3.3 Building Design and Placement

The Auburn Community Hub enables the amalgamation of all existing community based health services, diabetes support and education and the new HealthOne service to support an integrated health service delivery model. Currently these services are scattered in various locations. The collocation of these health services on the Auburn Hospital site will provide local residents with easy access to a comprehensive range of health services in one location.

The building design for the proposed Auburn Community Hub has been developed in response to the design objectives outlined above. The proposed Auburn Community Hub is part of the Auburn Health Services Redevelopment that includes the recently completed 5 storey Hospital on the site bounded by Hargraves, Norval and Hevington Streets in Auburn. The Community Hub will be located on a section of the site set aside for the on grade carpark. Client areas are limited to the first floor and second floor areas, while the remaining areas of the building are primarily staff areas that are secured and collocated together to enable sharing of support/service areas.

The Community Hub is proposed to be sited on the south eastern end of the on-grade carpark and against the new courtyard that is currently being constructed as part of the Stage 1A works on site. The carpark is currently designed into two parts, the western end and the eastern end. The western end of the carpark will continue unaffected by the Community Hub. This will ensure that the new hospital will be serviced by a large carpark for use by staff, patients and visitors to the new hospital.

The Community Hub building footprint has been designed to ensure a minimal loss of carparking spaces on the eastern half of the site. It has a floor area of 838 sqm and a GFA of 2514sqm. The overall height of the building is approximately 14 metres at RL 40.455 maximum of feature. A terrace for use by staff is located on level 3 in the north eastern corner.

A structural grid of 8.4 x 7.5 has been designed to maximize structural efficiency and reduce the amount of structural columns. The fire stairs and lifts are structural cores providing lateral support at either end of the structure.

The first floor level has been set at RL 26.550, allowing interconnectivity between the external paved courtyard and the internal spaces of the building. All other floor levels of the community hub match those of the new hospital building. The site has a level difference of approximately 4.0 metres between the main entrances of the Community Hub and the Auburn Hospital. Pedestrian access between the two entrances will be provided by a ramp. The existing ramp connecting the main entrance of the Hospital and the Western carpark will be extended to end immediately adjacent the Community Hub.

A back of house entry will allow for delivery of supplies and for the disposal of waste and recyclables by hospital staff via the Hospital Loading Dock. Waste and recyclables will be stored in the appropriately located Disposal Room from which staff may collect or wheel out the bins for collection.

The Needle and Syringe Vending machine has been located discreetly behind the returned elevational feature ribbon, ensuring it is not visible by the neighbours immediately opposite the hospital. The vending machine will be easily accessible from Hevington Street and the landscaping will be sufficiently spaced to provide an appropriate balance between screening and security requirements. (Refer Drawing A-SK1 in Appendix E)

3.3.3 Materials and Finishes

The façade has been developed to ensure that it is in keeping with the character of the surrounding built environment and the Hospital itself, but clearly having its own character and presence. The major element traversing the northern elevation is the copper coloured ribbon that frames the elevational components of the façade. The Ribbon provides the first floor northern windows with the shading from the summer sun and metamorphoses into framing the entry area and then into becoming the covered awning to the car lay-off.

The curtain wall glazed element works with the ribbon to guide the public to the entry of the building and provide natural light into the vast open circulation and waiting areas of the facility. The mass of natural light permeating into the building's main public area will insinuate good health and wellness into the facility and filter into the connecting corridors servicing the various community health services.

The horizontal nature of the brick and glazed banding borrows from the existing hospital, but has its own DNA with the continuous glazed elements. The horizontal glazed elements are framed with accent brickwork reading as columns. The earthy brickwork is then capped by a lighter coloured and framed façade panel mimicking the main hospital, but juxtaposing itself by way of the white accent panel as opposed to the hospital's red. This reinforces its own identity as a separate facility providing specialist health services. Photographs of the materials and finishes are provided on Drawing A-SK17[B] in Appendix F.

3.3.4 Landscape

The proposed landscape reinforces the existing campus strategy, with Brushbox (*Lophostemon confertus*) trees lining the nature strip in accordance with the Department of Planning conditions of approval. The secondary line of Water Gums (*Tristaniopsis laurina*) frames the eastern boundary and acts as a gateway and screen to the eastern carpark and Community Hub Building. The spacing of 7.5 metres between the Water Gums will be sufficient to provide visual connectivity between the public domain and the site ensuring that security is not compromised.

As per the western carpark, the bituminous hardscape is broken up and softened by Honeylocusts (*Gleditsia* 'Sunburst') and Paperbarks (*Melaleuca quinquenervia*).

The main northern elevation of the Hub is separated from the carpark by a line of hedge planting consisting of Dwarf Bottlebrush (*Callistemon* 'Captain Cook') that will grow to a maximum height of 600mm. This hedge planting will mirror the horizontal elements of the façade and control the pedestrian traffic to the footpath heading towards Hevington Road. The other landscaped component is located west of the car lay-off area to the Community Hub, where Dwarf Bottlebrush is the main hedge planting with a stand of Gymea Lilies (*Doryanthes excelsa*)

providing scale and verticality. Appendix L provides pictorial examples of the selected landscape species.

The courtyard between the Hub and the new Hospital has been previously approved as part of the hospital development. The New Hub will be constructed immediately against the courtyard edge to maximize the available site for the new Community Hub building and to provide the visual connection between the interior spaces of the Hub with the Courtyard.

3.4 Staging and Timing

The proposed Hub will be built in one stage and as soon as approval is given. The ability to use existing contractors on site as part of the existing approved Hospital redevelopment provides a significant financial saving for the project. Construction is programmed to commence in early 2010 subject to receiving Ministers approval this year.

3.5 Traffic management and car parking

A comprehensive traffic and transport study was undertaken as part of the application for the Auburn Hospital Concept Plan and the Project Application for the Hospital. The proposed Hub, while not expressly considered at that time, does not constitute a significant impact on traffic, car parking or transport infrastructure. To assess the potential impacts, Halcrow MWT (previously Masson Wilson Twiney) have undertaken a review of their original assessment of 2006. In the 2006 assessment of the Concept Plan, it was determined that:

- Prior to the redevelopment of the Hospital there was a significant demand for on street parking by Hospital related activities due to a lack of accessible on site parking provisions.
- The redevelopment of the Hospital (at each stage) would significantly improve the on site parking provisions compared to the then existing situation, and hence reduce demand for on street parking.
- The surrounding road network would continue to operate with good levels of service and spare capacity with the redevelopment of the Hospital site.
- The Hospital is serviced by both rail and bus services.
- Surveys of staff travel behaviour indicated a high proportion of staff driver to the site (50%). However approximately 43% of staff arrived as a passenger in a car indicating good potential for car share arrangements.

In the interest of further promoting the use of public transport, the Department of Planning (DOP) included a modification in the Concept Plan Approval limiting car spaces on site to 358, including spaces for people with a disability.

The Halcrow study states that the hub will not impact adversely on the surrounding traffic flows it recommends a range of demand management measures which are further discussed in Section 4.

A copy of the Halcrow MWT review is attached at Appendix H.

3.6 Engineering and Services

3.6.1 Stormwater

Stormwater will be implemented in accordance with the Drainage Layout and Onsite Detention Plan (Drawing C-9630) in Appendix D. This is consistent with Councils OSD requirements.

3.6.2 Sewer

An existing sewer services the site and the new Community Hub will be connected with the Sydney Water sewer on the corner of Hevington and Norval Street. This sewer has sufficient capacity.

3.6.3 Water

Sydney Water has advised that there is sufficient water available and services will be connected through the existing Auburn Hospital service.

3.6.4 Gas

Gas will be supplied via the existing Auburn Hospital service.

3.6.5 Water and Energy Conservation Measures

The facility is aiming to meet a 4 star Green Star Office Standard which will significantly contribute to energy conservation. While the mechanical and electrical designs have yet to be finalised, some of the components of these that will contribute to the Green Star Standard are listed in Section 4.4.5.

In respect to water conservation, the intention is to connect to the in ground rain water harvesting tank on the new Auburn Hospital and to use this water for irrigation and landscape maintenance. All facilities within the building will be AAA rated and all toilets will be dual flush. Water metres will be installed on the project to monitor water use with the intention reduce usage of potable water as time goes on.

3.6.6 Electrical Services

The electrical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.6.7 Mechanical services

The mechanical services have not been finalised to detailed design, but will be complete prior to construction. A Statement of Commitment is included in Section 6.

3.7 Compliance with the Approved Concept Plan

While the approved Concept Plan did not envisage the Community Hub to be located within the grounds of the Auburn Hospital complex, the proposal is consistent with the principles of the Concept Plan approval. An amendment to the approved Concept Plan has been approved to allow for the Community Hub to be located as proposed by this application.

Car parking, amenity and other aspects of the proposal are not inconsistent with the overall Concept plan approval.

4. Environmental Assessment

4.1 Objectives of the Environmental Planning and Assessment Act 1979

The objects of the *Environmental Planning and Assessment Act 1979* (EP&A Act) are:

(a) to encourage:
  (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
  (ii) the promotion and co-ordination of the orderly and economic use and development of land,
  (iii) the protection, provision and co-ordination of communication and utility services,
  (iv) the provision of land for public purposes,
  (v) the provision and co-ordination of community services and facilities, and
  (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
  (vii) ecologically sustainable development, and
  (viii) the provision and maintenance of affordable housing, and

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

The proposed Community Hub is consistent with the objectives of the EP&A Act as they apply to the proposal. Specifically, the proposal ensures the proper management of resources, by providing a state of the art community hub facility in a location which maximises the access opportunities for the community and the collocation benefits of being close to the acute hospital. The proposal promotes the orderly use of the land through this co-location and sharing of resources and provides the land for public purposes. The proposal coordinates community facilities in a single "hub" to minimise fragmentation of services infrastructure.

The Community Hub is consistent with the sharing of responsibilities between various levels of government by providing accommodation for community and outreach functions. The Concept Plan process that has been undertaken for the Auburn Hospital redevelopment provided opportunities for the community to be involved in the planning for this significant health facility. Additional consultation has been undertaken and is outlined in Section 5.

4.2 Relevant Environmental Planning Instruments and Guidelines

4.2.1 State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 aims to provide a State wide planning approach to the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. The SEPP achieves this by specifying when consent is required, and when it is not required, for a remediation work, and by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements.

When a development application is lodged with a consent authority the consent authority is not able to grant consent unless it has considered:

(a) whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The Contamination and Site Audit Report attached at Appendices C and G respectively comply with the provisions of the *Contaminated Land Management Act 1997* and SEPP 55 and establishes the ability of the site to be free of contamination and fit for purpose following implementation of the Remediation Action Plan (RAP) which has now been completed and signed off in draft – refer Appendix C.

4.2.2 State Environmental Planning Policy (Major Development) 2005

Schedule 1 of the Major Development SEPP sets out the classes of development that qualify as Major Development, specifically Group 7 Clause 18 It states that:

(1) Development that has a capital investment value of more than $15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:

(a) day surgery, day procedures or health consulting rooms, or
(b) accommodation for nurses or other health care workers, or
(c) accommodation for persons receiving health care or for their visitors, or
(d) shops or refreshment rooms, or
(e) transport of patients, including helipads and ambulance facilities, or
(f) educational purposes, or
(g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or
(h) any other health-related use.

(2) For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.

On that basis and the previous opinion provided under Clause 6, the project is considered one to which the Major Development SEPP applies. This application has been prepared according to the provisions of Part 3A of the EP&A Act, the Major Projects SEPP and the site specific Director General's Environmental Assessment Requirements dated 5th November 2009.

4.2.3 State Environmental Planning Policy (Infrastructure) 2007

This Policy commenced on 1st January 2008 and repealed SEPP 8 and others relating to significant infrastructure provision.

However as the proposed development in this case is declared to be a development to which Part 3A applies, Clause 8 of the Infrastructure SEPP places it in a subordinate position to the Major Development SEPP and therefore the provisions of the Infrastructure SEPP do not apply to this proposal.

4.2.4 NSW State Plan 2009

The NSW State Plan is the NSW Government's long term plan to deliver services to the people of NSW. It sets priorities for Government action, based on input from communities across NSW for the future of NSW. The Plan addresses Government services and direction across ten (10) key areas:

1. Better Government
2. Supporting Businesses and Jobs
3. Better Transport
4. Clever State
5. Healthy Communities
6. Green State
7. Urban Environment and Lifestyle
8. Strengthening Communities
9. Keeping People Safe
10. Delivering for Priority Groups

This project falls largely within the "Healthy Communities" area and meets several of the Government priorities in this respect. The key target areas of the State Plan for healthy communities are:

- Improve and maintain access to quality healthcare in the face of increasing demand
- Improve survival rates and quality of life for people with potentially fatal or chronic illness
- Improve health in the community
- Reduce potentially preventable hospital admissions
- Improve outcomes in mental health

The Community Hub project will deliver on those priorities through provision of the following services and programs:

- Diabetes education
- Vascular disease education and monitoring
- Drug and alcohol counselling and education, including the needle exchange
- Population health services.
- Mental health programs, including enhanced early intervention and support services for young people.

On that basis, the Community Hub is considered to be consistent with the relevant priorities and targets of the NSW State Plan 2009.

4.2.5 Sydney Metropolitan Strategy

The Sydney Metropolitan Strategy "City of Cities" was released in December 2005 and provided a "Plan for Sydney's Future". It has five (5) key aims to achieve the vision for Sydney in 2031. These are:

1. Enhance liveability
2. Strengthen economic competitiveness
3 Ensure fairness
4 Protect the environment
5 Improve governance

In order to implement these aims, a series of Subregional Strategies have been developed to provide area specific objectives and an implementation methodology for their achievement. The Subregional Strategy that deals with the Auburn Hospital site is the draft West Central Subregional Strategy.

4.2.6 Draft West Central Subregional Strategy

The draft West Central Subregional Strategy aimed to guide land-use planning until 2031 in the Auburn, Bankstown, Fairfield, Holroyd and Parramatta local government areas. Key directions in the Strategy include:

- Retaining and protecting strategic employment lands to help provide jobs closer to home
- Strengthening Parramatta as one Sydney's main city centres
- Planning for a broader range of roles for Sydney Olympic Park
- Supporting the continuing development of the Westmead Specialised Centre
- Promoting Bankstown as a Major Centre
- Improving connections between centres and access to regional open space

The strategy recognises the continuing role of Auburn Hospital in the future planning for the subregion and looks to improve the services and accessibility to health care. This is consistent with the objectives for Health Services in the 2008-2009 NSW State Infrastructure Strategy which is the umbrella that drives the various NSW Government strategic plans.

This proposal is considered to be consistent with both the Metropolitan Strategy and the draft Subregional Strategy.

4.2.7 Auburn Local Environmental Plan 2000

The site is zoned Residential 2b and the proposed development is permissible with Consent in terms of Clause 12 of the Auburn Local Environmental Plan 2000 (ALEP).

Clause 14 provides restrictions on development in residential zones It provides that consent may only be granted for development on land within the 2(b) zone if, in the opinion of the consent authority, it is compatible with the existing and likely future character and amenity of nearby properties in terms of:

(a) its scale, bulk, height, siting and landscaping, and
(b) its operation, and
(c) traffic generation and car parking, and

(d) noise, dust, light and odour nuisance, and
(e) privacy, and
(f) stormwater drainage, and
(g) hours of operation, and
(h) overshadowing.

These issues have been considered in the application and based on this assessment and the attached drawings in Appendix E the proposal is considered to be consistent with the existing and future character of the area.

Clause 43 of ALEP deals with development in the vicinity of heritage items or heritage groups and requires the consent authority to take into account the likely effect the proposed development will have on the heritage significance of the heritage item or heritage group before granting consent to development on land in the vicinity of a heritage item or heritage group.

An Archaeological Impact Assessment and Mitigation Strategy was prepared by Cosmos Archaeology Pty Ltd in March 2007 and an Interpretation Strategy for the Auburn Hospital Site prepared by Graham Brooks and Associates in May 2007. Both these reports are attached in Appendices I and J respectively. The finding of these reports indicate that the area in which the Community Hub will be located may contain some material of archaeological or historical value – depending on the depth of excavation required. Archaeological monitoring in Area 1b was recommended by Cosmos Archaeology and this has now been completed. Nothing of significance was found during this process and a summary of the monitoring is attached at Appendix K

Clause 48 of ALEP prevents the consent authority from consenting to development in Zone No 2 (a), 2 (b), 2 (c), 3 (a), 3 (b), 4 (a), 4 (b), 4 (c) or 4 (d) if it considers that the development will prevent the surrounding lots from being developed in accordance with the ALEP.

The proposed Community Hub will not prevent any surrounding lots from achieving their development potential under the ALEP.

Clause 51 deals with contaminated land and requires development consent and consideration of the *Contaminated Land Management Act 1997* and State Environmental Planning Policy No 55-Remediation of Land. A discussion on compliance with these requirements is above in Section 4.1.1.

4.2.8 Auburn Section 94 Development Contributions Plan, 2007

Auburn Councils Section 94 Plan contains a policy on development by the Crown. It states:

> *Excepting compliance with any direction issued from time to time, Council holds the view that development by the Crown should be subject to development contributions in the same manner as development by a private developer, and will, where appropriate, seek the Minister's written approval and consent before imposing conditions on Crown development requiring development contributions. This does not preclude Crown development from arguing a case for merit exemption in the same manner as a private developer*.

The s94 Plan however does not require any contributions for hospital related development or that of community health facilities.

4.2.9 Auburn DCPs 2000

The Auburn DCPs are a series of policies which apply to various types of development and/or development in various locations. The **general objectives** of the plans are:

(a) To identify the criteria and process for assessing applications, and to outline the responsibilities of both Council and applicants.

(b) To outline the broad strategic planning intentions for Auburn, and to provide detailed development controls to ensure that future development is consistent with this vision.

(c) To specify criteria relevant in determining what is exempt and complying development.

(d) To comprehensively outline all criteria which would be relevant to the broad types of development, covering issues including urban character, landscaping, transport, traffic and access, car parking, advertising signs, ecologically sustainable development, waste management and pollution control.

(e) To specify criteria to be applied in the assessment of development in residential areas, and

(a) to ensure that such development is consistent with the existing and planned character of individual localities.

(f) To provide controls for development within the business and industrial areas of Auburn to ensure that development is consistent with the planned urban form and character of the commercial centres.

(g) To provide detailed planning controls for specific types of development such as child-care centres and brothels.

(h) To specify the minimum standard of information to be submitted with any development application.

While most of the criteria contained within the DCPs do not apply to a Community Hub development, the general provisions have been considered as relevant issues. The **Car Parking and Loading DCP** provides general principles for the provision of parking and loading facilities as well as specific standards for layout and design. These have been considered in previous applications on the site and generally comply with the DCP requirements.

The **Stormwater Drainage DCP** applies to all development within Auburn and has the following objectives:

- to preserve and protect the amenity and property of existing residents, property owners and the community.
- to ensure the safety of residents and the community.
- to meet reasonable expectations and statutory requirements for the development of properties.
- to protect the physical environment and receiving waters of catchments.

The DCP contains performance criteria and development standards that apply to development. The proposal complies with these criteria.

Other aspects of the DCPs apply specifically to construction activities and are addressed, where relevant, in the draft Statements of Commitment in Chapter 6.

4.3 Amenity Impacts

The Community Hub proposal is located within the Auburn Hospital site. While the original Concept Plan did not envisage this location, the current proposal provides a superior resolution for the delivery of community services.

The proposal does not have any adverse impacts on neighbours, traffic (see below) or the general amenity of the area – including the hospital environment. The proposed location of the needle/syringe vending machine and sharps disposal facility has been thoughtfully located to respect the anonymity and safety of users of the facility as well as safety and security of the rest of the community. This service has been available in Auburn since the early 1990s without detrimental impact and protocols are in place to ensure appropriate levels of security – including the patrols of security guards.

4.4 Transport and Accessibility Impacts

As part of the Stage 1 development of the Auburn Hospital site an at grade car parking facility is provided on the northern portion of the site. The car park which was planned to provide a total of 217 parking spaces is accessed via three separate driveways to Hargrave Road, Norval Street and Hevington Road. Additional parking is provided on the site in dispersed locations providing a total on site parking provision of 228 spaces.

The proposed Community Hub building would be located within the at grade car park immediately adjacent to the Auburn Hospital Building and would result in the loss of 44 spaces during Stage 1 from within the main car parking area in the northern portion of the site. The vehicle and pedestrian access to the site would remain unchanged from that approved. The total proposed parking provision for Stage 1 following construction of the Community Hub building would be 184 parking spaces.

While this is a reduction of parking provision for Stage 1, the provision of 184 spaces complies with Condition B11 of the consent and is consistent with the transport objectives established by the DoP (and Ministry of Transport) to encourage increased public transport usage via decreased parking provisions.

Not withstanding the above, that the following measures will be introduced to further encourage non - car driver modes of transport and / or more sustainable car usage:

1. Small Car Spaces

- Increased provision of small car spaces within the car park to encourage use of more fuel efficient vehicles.
- Small car space provision is associated with Green Star ratings.
- Up to 25% of spaces could be allocated and designed as small car spaces.

2. Bicycle Parking Facilities

- Bicycle users accessing the Community Hub will be able to access the shower and locker facilities within the Hospital.
- Additional bicycle parking / storage facilities will be provided within the car park.

3. Motorcycle Parking Spaces

- With the provision of small car parking spaces, additional area will be available within the car park. This area could be allocated and designed for motorcycle parking.

4. Car Sharing

- The staff travel survey undertaken as part of the Concept Plan identified a significant proportion of staff travel as car passengers. This generates potential for car share use.
- Initially up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.
- Car sharing could be operated either as part of a travel management plan for the Hospital/Community Hub or potentially by a commercial operator

5. TravelSmart Incentive Program

- As identified during the Concept Plan assessment process, the implementation of a TravelSmart program would be a valuable management tool to encourage increased awareness of public transport options for staff and visitors (and residents during Stage 2).
- A TravelSmart program should be a holistic plan which incorporates the Hospital and the Community Hub.

Overall it is considered that the above measures, combined with the Ministry of Transport's improvements to the Integrated Network Plan for Bus Contract Region 13, will facilitate improved access to and greater encouragement to use non private vehicle (as driver) modes of transport.

Traffic Implications

The Concept Plan traffic assessment determined that the surrounding road network could adequately accommodate the traffic generation of the Concept Plan development. The existing road network was determined to operate satisfactorily with good levels of service (LoS A) and significant spare capacity.

Observations indicate that the road network is operating satisfactorily with the Stage 1 Auburn Hospital development. The construction of the proposed Community Hub with the reduction in on site parking is not anticipated to change the existing traffic generation or network operating conditions.

As identified above, the Stage 1 car park access arrangements would remain unchanged by the Community Hub development proposal. As such there would be no change to the interaction between the external and internal road networks.

Public Transport

The proposed Community Hub development would not change access to existing public transport services (ie. bus stop access).

Pedestrian and Cycling

The proposed Community Hub development would not change the proposed pedestrian access arrangements for the Stage 1 works and therefore is consistent with the current approval. The provision of cycle parking and end of trip facilities is consistent with the *Planning Guidelines for Walking and Cycling.*

Service Vehicle Arrangements
It is proposed to provide a dedicated loading bay on the southern side of the Community Hub building. Access to the loading bay would be via the Hospital's service vehicle access driveway and thus be separated from staff / visitor car access and thus reduce potential car / service vehicle conflicts.

Summary
In summary it is considered that the proposed Commuity Hub development and the associated car parking arrangements are considered to be consistent with the DoP approval for the Stage 1 and Concept Plan developments of the Auburn Hospital site.

With the implementation of the suggested traffic management measures, it is considered that increased use of non private vehicle modes of transport can be achieved and offset the reduction in total Stage 1 on site parking provision.

4.5 Ecologically sustainable development

The Project has been assessed against the following four principles of ecologically sustainable development listed in the *Protection of the Environment Administration Act 1991:*

- the precautionary principle
- the principle of social inter-generational equity
- the principle of biological diversity and maintained ecological integrity
- the principle of improved valuation and pricing of environmental resources.

4.5.1 Precautionary principle

The precautionary principle states that:

if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:

(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(ii an assessment of the risk-weighted consequences of various options.

In the design of this proposal, key issues have been taken into consideration to ensure that serious or irreversible damage does not occur as a result of these works. This has included a thorough review of hazardous materials and contamination and the implementation of remediation measures to avoid risk. The selection of materials and construction methods has also been included in this assessment.

On that basis the proposal meets the requirements of the Precautionary Principle.

4.5.2 Principle of inter-generational equity

The principle of inter-generational equity states that:

the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations….

The site is within a highly urbanised environment. The operation of the proposal would not result in any impacts that are likely to impact on the health, diversity or productivity of the environment for future generations.

The greatest life-time energy impact of a building is its operational energy consumption. A number of features have been included in the design to reduce the environmental footprint of the proposal to maintain the environment for future generations, including the use of Green Star to achieve a high level of energy efficiency for the project.

The proposal is therefore considered to be consistent with the principle of inter-generational equity.

4.5.3 Principle of biological diversity and ecological integrity

The principle of biological diversity and ecological integrity states that:

> '*Conservation of biological diversity and ecological integrity should be a fundamental consideration.*'

On the basis that the proposal is the redevelopment of the existing site, it is concluded that impacts upon the ecological integrity will be negligible.

The proposal therefore considers the principle of biological diversity and ecological integrity.

4.5.4 Improved valuation of environmental resources

The principle of improved valuation of environmental resources states that:

> *environmental factors should be included in the valuation of assets and services, such as:*
> *(ii) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
> *(iii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
> *(iv) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.*

The proposal has been designed to minimise adverse impacts on the environment by:

- siting infrastructure at locations that have been disturbed by previous land uses, and
- putting in place specific design measures to lesson the environmental impact on the area.

Although these measures did increase the costs associated with construction and in some cases the operation of the proposal, it has resulted in a higher quality environmental outcome which significantly reduces the buildings impact. This indicates that environmental resources

have been assigned a significant value and this has been taken into consideration during the concept design stage.

The proposal therefore appropriately values environmental resources.

4.5.5 Environmental design

The Auburn Community Hub will include a high standard of environmental design. The project team is targeting a 4 Star Green Star Office Design v3, which would equate it to the top 25% of building projects in terms of sustainable design. A key part of this Green Star strategy is a focus on energy efficiency. Though the project has not achieved a final internal (electrical and mechanical) design, we anticipate that the initiatives included in the Green Star strategy will assist the project in performing well. Energy efficiency initiatives that are scoped for inclusion in the project include:

- High standard of passive design, including;
  - Low emissivity (low-E) double glazing
  - Insulation
  - Shading
- VAV air conditioning system with:
  - Perimeter and central zoning
  - High efficiency chiller
  - Variable Speed Drives
  - Outside air economy cycle
  - Supply air temperature reset
  - CO^2 sensors
- Lighting system with;
  - AESY84440A.0.0.MCP91105 - Energy Strategy.doc 2 Form Revision: J 01/07
  - 2 W/m²/100 Lux design target
  - Individually switch controls for each room
  - Lighting zones no larger than 100m²

4.6 Noise and Vibration Impacts

There will be no significant noise or vibration impacts above the construction noise expected. There are no driven piles or rock hammering proposed as part of this application. Any impacts from noise and vibration will be managed in accordance with a Construction Environmental Management Plan – refer Statements of Commitment.

4.7 Crime Prevention Through Environmental Design

Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'

- removing conditions that create confusion about required norms of behaviour.

In order to achieve these outcomes, there are four (4) principles used to assess projects to ensure the opportunity for crime is minimised. These are surveillance, access control, territorial reinforcement and space management. In terms of the Community Hub project, these issues are dealt with as follows.

4.7.1 Surveillance

The design of the building allows a clear open frontage which is easily seen from the car park and the street. The Terrace on the upper levels provides opportunities for overlooking onto the street providing passive surveillance. Closed Circuit TV cameras will also be installed in the car park at the boom gates and around the building.

The entry and car park will be well lit with an appropriate level of lighting to ensure safety of users and to minimise light intrusion into properties across the road. The landscaping of the facility and the car park has been selected to maximise clear sight lines and visual connectivity without compromising security. Species have been selected to ensure clear trunks and appropriate spacing has been allowed between trees to fulfil this objective.

4.7.2 Access control

The facility will have security access at the entry and a clear open lobby area. Closed Circuit TV and security personnel are employed to patrol the area of both the Community Hub and the Hospital. Again landscape is used here to identify the entry and to provide an area for people to gather without causing a security risk. The use if Gymea Lillies provides a sense of enclosure to the entry foyer while maintaining clear visual contract with the surrounding area.

4.7.3 Territorial reinforcement

The community nature of the facility and the maintenance of the area and landscape will significantly contribute to the reinforcement of the place as a public place and one that is safe.

4.7.4 Space management

As mentioned above, the Community Hub will be well maintained through the SWAHS existing maintenance program which includes removal of graffiti and rubbish and regular clearing of the exterior of the buildings. This creates the sense of a well respected facility that is cared for by both the staff and the users of the facility.

5. Consultation

There has been considerable consultation with the major agencies and Auburn City Council since the inception of the redevelopment of the hospital and the Concept Plan for the sites in 2006. This includes addressing a number of issues raised following the exhibition of those plans.

In addition to this, the Sydney West Area Health Service (SWAHS) has provided information about the Community Hub and the services and facilities to be provided by the Hub to the following:

- Auburn Council's General Manager
- The Local Member for Auburn, The Hon. Barbara Perry
- The Flemington Local Command of the Police Service
- Hospital Staff

This consultation is part of an ongoing communication strategy between the SWAHS and their local communities. A specific communication framework is being developed by the SWAHS to provide ongoing information about the project as it progresses. This will be based on the strategy used for the Auburn Hospital project.

We believe this level of consultation, combined with the public exhibition of this application to be adequate and appropriate for this project.

6. Draft Statement of Commitments

6.1 General Commitments

G1 Health Infrastructure, Brookfield Multiplex and its partners are committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act 1979*. The construction and operation of the Community Hub facility will be undertaken in accordance with Best Practice environmental management policies in place at the relevant time through the sites development.

G2 The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

G3 The development will comply with the Building Code of Australia 2008.

G4 The proponent will continue to liaise with the local community through Auburn City Council during the development process.

G5 The new building will be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to the Department that structural works are in accordance with the approved project application.

G6 A separate application will be made to Auburn City Council for approval under Section 68 of the *Local Government Act, 1993*, for the erection of hoardings or scaffolding in a public place, if required.

G7 The development and its uses will be in accordance with the approved Project Application as described in this Environmental Assessment.

6.2 Prior to Commencement of Works

P1 Detailed construction design details will be submitted to the Director prior to the commencement of construction works.

P2 All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and Australian Standard AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

P3 Prior to commencement of works, a Construction Environmental Management Plan (CEMP) will be prepared. This plan will include procedures for the following:

- Contact details of the site manager;
- Air quality/dust control;
- Noise and Vibration Management;
- Waste management;
- Community access and safety;
- Site specific soil erosion and sediment control;
- Traffic and pedestrian management;

- Storage and handling of materials;
- Environmental training and awareness;
- Contact and complaints handling procedures;
- Emergency preparedness and response;
- Site induction, OHS&R management and training;
- Services disruption planning and management;
- Site contamination review and remediation, hazardous materials and contamination management.

P4 Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's and Sydney Water's requirements prior to the commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

P5 A Traffic and Pedestrian Management Plan will be prepared that will identify:

- The number and location of car parking spaces required by construction workers,
- Ingress and egress of vehicles to the site,
- Loading and unloading, including construction zones,
- Predicted traffic volumes, types and routes, and
- Pedestrian and traffic management methods.

P6 A sign will be erected in a prominent position on the site prior to the commencement of works in indicating the nature of the project and the Project Director and contractor contacts details.

P7 All electrical and mechanical services plans will be submitted to the Department for information prior to construction.

6.3 During Construction

D1 Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).

D2 Erosion and Sediment Control will be implemented in accordance with the Erosion and Sedimentation Plan which will be submitted to DoP prior to construction and these measures will be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.

D3 Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood, hospital and other workers during construction. These will include:

- Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions,
- Earthworks and scheduling activities will be managed to minimise the amount of time the site is left cut or exposed,

- All materials will be stored or stockpiled at the best locations,
- The surface will be dampened slightly to prevent dust from becoming airborne, without creating runoff,
- All vehicles carrying spoil or rubble to or from the site will be covered to prevent the escape of dust or other material,
- All equipment wheels will be washed or other action taken to avoid soil leaving site before exiting the site,
- Gates will be closed between vehicle movements and will be fitted with shade cloth, and
- Cleaning of footpaths and roadways will be carried out as required.

These will also be documented in the CEMP.

D4 The hours of construction, including the delivery of materials to and from the site, will be:
7:00am and 6:00pm, Mondays to Fridays inclusive;
7:00am and 1:00pm, Saturdays;
No work on Sundays and public holidays.

Works will only be undertaken outside these hours where:

- The delivery of materials is required outside these hours by the Police or other authorities;
- It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm;
- The work is approved through the Construction Environmental Management Plan; and
- Residents and others likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

D5 Rock breaking, rock hammering, sheet piling, pile driving and any similar activity will only occur between the hours below unless otherwise approved in the Construction Environmental Management Plan committed to above:

D6 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

D7 All waste disposal will occur in accordance with the *Protection of Environment Operations Act* and Regulations and EPA Environmental Guideline: Assessment, Classification and Management of Liquid and Non-liquid Wastes (1995).

All wastes generated by the project shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials.

D8 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.

D9 Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.

D10 The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:
- AS 1428 Part 1.
- The Building Code of Australia.

D11 Access and Safety protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the site to ensure the safety of work personnel and visitors.

D12 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.

D13 In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of Environment and Climate Change will be informed in accordance with Section 91 of the *National Parks and Wildlife Act 1974*.

D14 The requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development will be complied with.

D15 All buildings will be ventilated in accordance with relevant codes.

D16 All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

6.4 Prior to Occupation or Commencement of Use

O1 A Fire Safety Certificate will be provided to the Department for all the Essential Fire or Other Safety Measures forming part of application.

O2 Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation will be submitted to the Department and Council for information purposes only.

O3 Up to 25% of spaces will be allocated and designed as small car spaces.

O4 Bicycle parking facilities will be provided within the car park.

O5 Additional area available within the car park as a result of small car spaces will be allocated and designed for motorcycle parking.

O6 Up to 8 parking spaces will be allocated as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.

O7 A travel management plan will be implemented for the Hospital/Community Hub.

O8 A TravelSmart program will be implemented to encourage increased awareness of public transport options for staff and visitors

7. Conclusion

The development of the Auburn Community Hub adjacent to the new Auburn Hospital is consistent with the clinical design objectives for the project as well as the objectives of the EP&A Act.

It is considered that short tem – predominantly construction based impacts that can be easily mitigated through measures outlined in the Statements of Commitment. On that basis, the project provides significant public benefit, a significant investment in health infrastructure in Auburn and has very few significant impacts.

The Project meets the objectives of the NSW State Plan 2009 and the Metropolitan Strategy for delivery of Community Health Services close to the populations that need them and to increase jobs closer to home. The Project is therefore justified on any grounds and is recommended for approval.