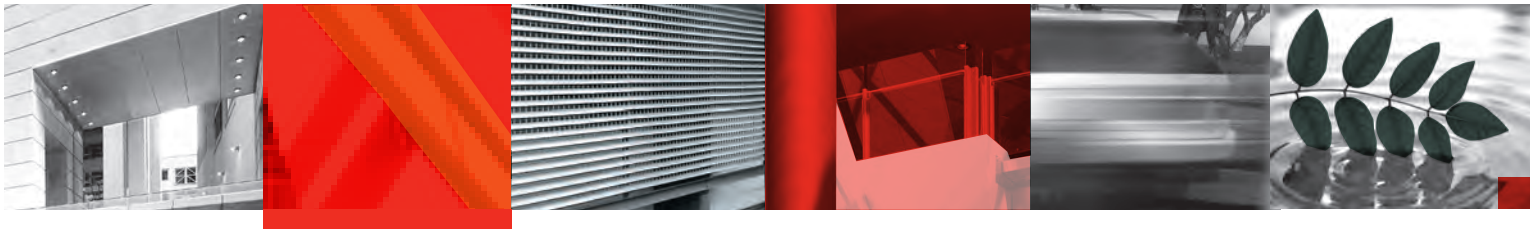


Mental Health Intensive Care Unit



Prince of Wales Hospital Randwick

Submitted to Department of Planning
On Behalf of NSW Health - Health Infrastructure

January ■ 10369

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This report has been prepared by: Robert Stark

Signature



Date 31/01/11

This report has been reviewed by: Vivienne Goldschmidt

Signature



Date 31/01/11

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Statement of Validity

Prepared under Part 3A of the Environmental Planning and Assessment Act, 1979
(as amended)

Environmental Assessment prepared by

Name	Vivienne Goldschmidt
Qualifications	BA (Hons) MPIA CPP
Address	Level 7, 77 Berry Street, North Sydney
In respect of	Project Application for a Hospital Building

Project Application

Applicant name	Health Infrastructure – Health NSW
Applicant address	Level 8, 77 Pacific Highway, North Sydney
Land to be developed	Nurses Drive, Prince of Wales Hospital, Randwick
Proposed development	Hospital Building

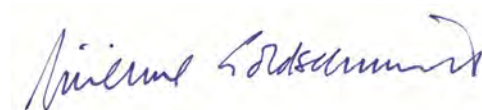
Environmental Assessment

An Environmental Assessment (EA) is attached.

Certificate

I certify that I have prepared the content of this Environmental Assessment and to the best of my knowledge:

- It is in accordance with the Environmental Planning and Assessment Act and Regulation.
- It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Signature**Name**

Vivienne Goldschmidt

Date

31 January 2011

Executive Summary

This Environmental Assessment Report in relation to the development of the Prince of Wales Hospital Mental Health Intensive Care Unit (POWH MHICU) at Randwick is submitted to the Minister for Planning pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* and State Environmental Planning Policy (Major Development) 2005. The proponent is Health Infrastructure - NSW Health.

The POWH MHICU is located near Avoca Street, Randwick, in the northern part of the Randwick local government area (LGA), within the south eastern portion of the Randwick Health Campus.

Project Outline

The proposed development involves the construction of a two level hospital building (and associated landscaping) providing approximately 1,422 square metres of floor space and includes the following key elements:

- 12 inpatient beds built to contemporary standards, plus work spaces for health service personnel;
- patient activity areas, dining area and gymnasium;
- secure entry and ambulance bay;
- meeting rooms and Magistrate's room;
- parking for two service vehicles; and
- an extension to Simeon Pearce Drive to provide access for service vehicles.

The proposed MHICU is considered essential to the provision of a comprehensive adult mental health service and will provide the highest acuity mental health care for those acutely ill patients whose behaviour or condition escalates necessitating sedation, seclusion and closer observation in a secure environment for a short length of stay. The building has been designed from the outset as a high security facility that incorporates numerous features to ensure the safety and security of patients, staff and the surrounding community.

The proposed development is a small facility in terms of the numbers of staff, patients and visitors when compared to the wider Randwick Health Campus. The building has been positioned to 'nestle' into the topography of the site, reducing its prominence when viewed from the public domain.

Statutory Planning Considerations

Randwick LEP 1998 (Consolidation) is the principal planning instrument applying to the site and locality. The site is zoned 5 Special Uses 'Randwick Hospitals Complex' by the LEP, and hospitals are permissible in this zone. The development is consistent with the objectives of the zone and the planning controls applying to the land under Council's LEP.

Environmental Assessment

The Environmental Assessment concludes that:

- The site is suitable for the proposed development being located in close proximity to other complementary medical facilities, having good accessibility to nearby public transport, and having utility infrastructure available. Its size and configuration are appropriate for the proposed facility, and there are no significant environmental constraints that are so sensitive as to preclude the development.

- The scale, bulk, height and setbacks of the proposed building can be supported having regard to its proposed use and the lack of significant impact on surrounding development.
- The form and architecture of the proposed new building has been designed to both maximise the efficiency of the MHICU and allow for the provision of future hospital buildings in this part of the Randwick Health Campus in the future.
- Suitable landscaping is provided around the building and within the proposed courtyards to complement the development and the public domain.
- Any additional traffic generated by the proposed development can be accommodated by the surrounding road network.
- Patient transport and delivery vehicles will be wholly accommodated within the development and will not disrupt internal hospital traffic movements.
- A detailed construction management plan will be prior to works commencing to manage the potential impacts of construction activities in accordance with relevant standards including site security and safety, noise and vibration, construction traffic, soil and water management, dust and construction waste, and community consultation.
- The development will comply with the Building Code of Australia's deemed to satisfy provisions, and in some instances, performance-based measures.
- The proposal includes a draft Statement of Commitments on future actions by the proponent.

Given the planning merits above, the proposed development is justified and warrants the approval of the Minister for Planning.

1.0 Introduction

This Project Application and Environmental Assessment Report (EAR) is submitted to the Minister for Planning pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This is to fulfil the Environmental Assessment Requirements issued by the Director General for the preparation of a Project Application for a Mental Health Intensive Care Unit at the Prince of Wales Hospital, Randwick.

The report has been prepared by JBA Urban Planning for the proponent, Health Infrastructure - NSW Health, based on information provided by the proponent. It describes the site, its environs and the proposed development, and includes an assessment of the proposal in accordance with the Director-General's Environmental Assessment Requirements. It should be read in conjunction with the specialist assessments appended to this report (refer Table of Contents).

1.1 Background

The South Eastern Sydney Local Health Network (SESLHN) - formerly, the South Eastern Sydney & Illawarra Area Health Service (SESIAHS) - does not have a designated Mental Health Intensive Care Unit (MHICU) and as access to tertiary Mental Health Services in other Area Health Services is limited, its provision is a key recommendation of the Area's *Clinical Services Strategic Plan 2006-2009*. A MHICU is considered essential to the provision of a comprehensive adult mental health service and the SESLHN is the only metropolitan Local Health Network without one.

Following detailed options development and assessment, the Randwick Health Campus was identified as the most suitable location in the former SESIAHS for the MHICU, specifically within the proposed future Mental Health Precinct designated in the Randwick Health Campus - Masterplan Principles Review (September 2008, prepared for the former SESIAHS). A MHICU must be located in close proximity to medical teams and expert resuscitation capabilities.

The MHICU is intended to provide the highest acuity mental health care for those acutely ill patients whose behaviour or condition escalates necessitating sedation, seclusion and closer observation in a secure environment for a short length of stay. It enables patients in a highly aggressive state to be treated and then transferred back to the acute mental health unit in their local area. Importantly, by providing an appropriate level of care for patients who meet the criteria for admission to a MHICU, the proposed development will free-up resources in adult acute mental health units for patients requiring general and observation levels of care.

The proposal has been subject to the internal review and approval processes of NSW Health and NSW Treasury, has been endorsed through both quantitative and qualitative assessment, and is documented in the *Mental Health Intensive Care Unit Service Procurement Plan/ Project Definition Plan* (SPP/PDP) (February 2010), which also sets out the need for, and benefits of, the service.

1.2 Approval Process

The State Environmental Planning Policy (Major Development) 2005 (the Major Development SEPP) identifies development to which Part 3A of the EP&A Act applies, and for which the Minister is the consent authority.

Clause 6 of the Major Development SEPP states that development, which in the opinion of the Minister is development of a kind referred to in Schedule 1 (Classes of Development, Schedule 2 (Specified Sites) or Schedule 3 (State significant development) of the SEPP, is declared to be a project to which Part 3A applies.

Clause 18 of Schedule 1 of the Major Development SEPP states that the Minister may declare as a Part 3A development:

“(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 ...”

On 30 June 2010 in accordance with Section 75B of the EP&A Act, and Clause 6 of the Major Development SEPP, JBA Planning requested, on behalf of the proponent, that the Minister:

- declares the project to be a Major Project subject to Part 3A of the EP&A Act; and
- issue Environmental Assessment Requirements for the Project Application.

On 13 August 2010, in accordance with Section 75F of the EP&A Act, the Director-General of the Department of Planning issued the requirements for the preparation of the Environmental Assessment for the project. A copy is attached at **Appendix A**.

1.3 Capital Investment Value

The estimated capital investment value of the proposed project is \$15.3 million as detailed in the Quantity Surveyor's Certificate, attached at **Appendix B**.

1.4 Overview of Project

The MHICU will be a purpose-built 12 bed specialist tertiary level declared facility (under the meaning of the *Mental Health Act 2007*) providing acute mental health care for acutely ill (involuntary) patients whose behaviour or condition necessitates short-term treatment in a secure environment. It will operate 24 hours a day, seven days a week.

The development will provide approximately 1,422 square metres of floor space and include the following elements:

- 12 inpatient beds built to contemporary standards and regulations, plus work spaces for health service personnel;
- patient activity areas, dining area and gymnasium;
- secure entry and ambulance bay;
- meeting rooms and Magistrate's room;
- storage, service and plant areas;
- parking for one service vehicle and one maintenance vehicle;
- landscaping; and
- an extension to Simeon Pearce Drive to provide access for service vehicles.

1.5 Project Team

An expert project team has been formed to deliver the project and includes:

Project Management	APP
Architecture	BVN
Urban Planning	JBA Planning
Land Surveying	Craig & Rhodes
Landscape Architecture	360 Degrees
Traffic and Transport	URaP - TTW
ESD	SteensenVarming
Geotechnical Conditions	Jeffery and Katauskas
Infrastructure	SteensenVarming and Steve Paul & Partners
Stormwater	TTW
Quantity Surveying	Slattery Australia
Building Code of Australia	McKenzie Group Consulting
Accessibility	Morris-Goding Accessibility Consulting
Acoustics	Norman Disney & Young
Arboriculture	Redgum Horticultural
Heritage	Urbis

2.0 Site Analysis

2.1 Location and Context

The proposed POWH MHICU is to be located within the south eastern portion of the Randwick Health Campus near Avoca Street, in the northern part of the Randwick local government area (see **Figures 1 and 2**). The wider locality is largely occupied by medical and educational institutions and associated uses to the north, west and south and residential development to the east beyond Avoca Street. The main institutions on the campus are the Prince of Wales Hospital, the Royal Hospital for Women, Prince of Wales Private Hospital and the Sydney Children's Hospital, as well as various medical/health related facilities situated in the southern part of the campus, including the Randwick Ambulance Station, the Kiloh Centre, the Black Dog Institute and the under construction Neuroscience Research Precinct.

The Randwick town centre is to the north east of the campus, UNSW to the west, and 'The Spot' to the east via St Pauls Street. To the immediate east of the campus (and the site), on the opposite side of Avoca Road, are single houses and small multi-unit dwellings.



Figure 1 – Locality Plan

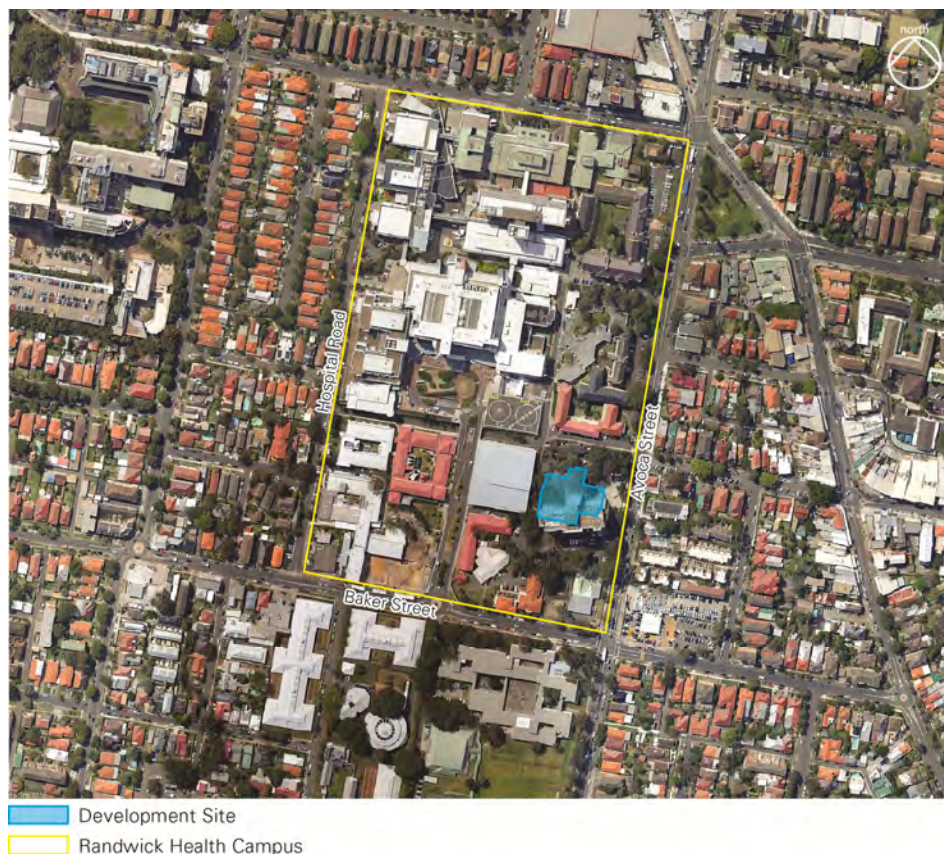


Figure 2 – Randwick Health Campus showing the development site

2.2 Land Ownership and Zoning

The site for the proposed development is shown in **Figure 3** and in the site survey at **Appendix C**. The land is part of one large lot owned by the Health Administration Corporation legally described as Lot 1 in DP 870720.

The site is zoned 5 Special Uses 'Randwick Hospitals Complex' under the Randwick Local Environmental Plan 1998. Hospital development is permissible with consent in this zone.

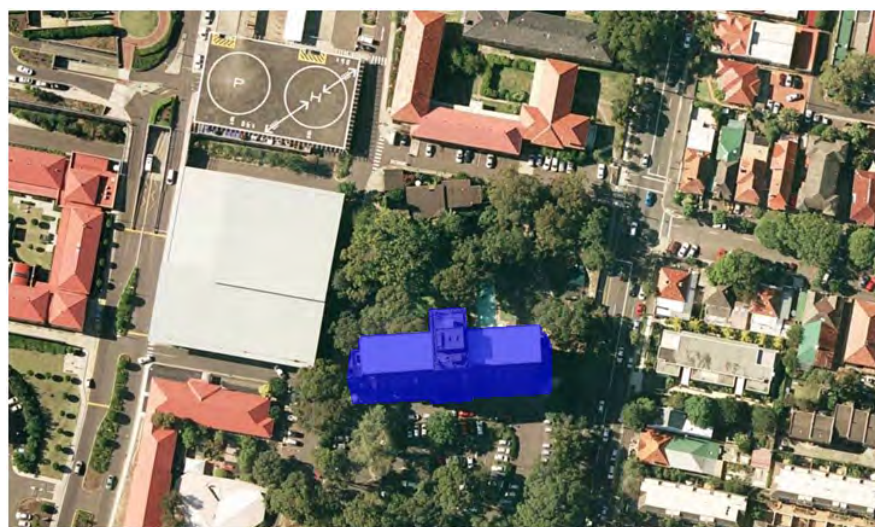


Figure 3 – Aerial photo showing the development site. The Vera Adderley accommodation building (blue) has since been demolished.

2.3 Surrounding Development

Building 18 (which accommodates offices used by Canteen and the Palliative Care Unit) is located to the immediate north of the development site, with the Hospital's multi-deck car park to the west and an at grade car park to the south (refer **Figures 4 to 6**). To the east, the site is significantly set back (approximately 32.5 metres) from Avoca Street, which is the interface between the Randwick Health Campus and the surrounding residential area (refer **Figure 7**).



Figure 4 – Building 18 to the north of the site



Figure 5 – Multi-deck car park to the west of the site



Figure 6 – Car park to the south of the site



Figure 7 – Residential development to the east of the site, across Avoca Street

2.4 Physical Characteristics

There is no development on a site. It was previously occupied by the Vera Adderley accommodation building and ancillary storage sheds (refer **Figure 8**) which have since been demolished. Formerly a quarry, the site's most significant topographical feature is a 3-4 metre high rock wall along its northern boundary (see **Figure 9**). Other than this, the land is generally level.

The land is cleared of vegetation apart from 25 mature trees located on and around the site, as detailed in the Arboricultural Impact Assessment prepared by Redgum Horticultural (**Appendix E**).



Figure 8 – Storage shed and Vera Adderley accommodation building, both recently demolished



Figure 9 – Face of rock wall that runs along the northern boundary of the site

The land is not identified as being flood prone. Accordingly, further flood investigations are not required in relation to the proposed development.

The Randwick Local Environmental Plan 1998 (Consolidation) specifies heritage items and heritage conservation areas within Randwick LGA. The subject site is not heritage listed, however it is in the vicinity of several heritage items and two conservation areas (**Figure 10**).

Directly north is the Prince of Wales Hospital group of heritage buildings:

- Main Block, c.1858, designed by Edmund Blacket;
- Superintendent's Residence, c.1863, designed by J. Horbury Hunt; and
- Outpatients' Building (Catherine Hayes Hospital), c.1870, designed by T Rowe.

Outside the Randwick Health Campus, the "High Cross" Conservation Area to the north east has historical significance as it was one of the first parts of Sydney to be developed; and "The Spot" Conservation Area to the east is a commercial and residential precinct with aesthetic and historical significance with distinguished streetscapes.

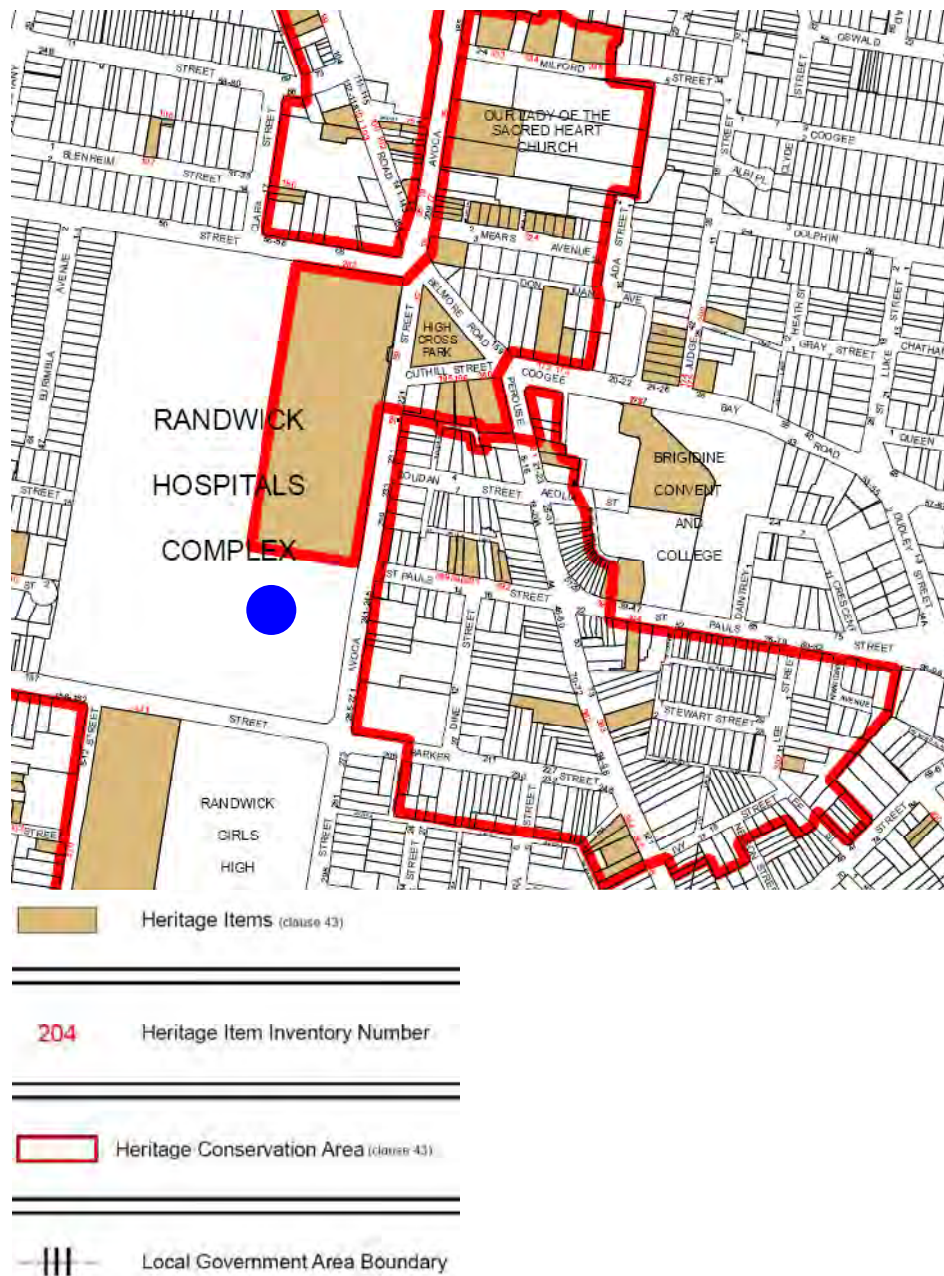


Figure 10 – Extract of Randwick Local Environmental Plan 1998 Heritage Map. The location of the site is shown with a blue circle.

3.0 Description of Development Proposal

The project involves the construction of a two storey purpose-built infill building on the Prince of Wales Hospital site within the Randwick Health Campus. The development will provide approximately 1,422 square metres of floor space for a specialist Mental Health Intensive Care service, as follows:

- 12 inpatient beds, built to contemporary standards and regulations plus work spaces for health service personnel and administration ;
- patient activity areas, dining area and gymnasium;
- secure entry and ambulance bay;
- meeting rooms and Magistrate's room;
- storage, service and plant areas;
- parking for one service vehicle and one maintenance vehicle;
- landscaping; and
- an extension to Simeon Pearce Drive to provide access for service vehicles.

It is not proposed to stage the construction of the development. Construction is intended to commence in May-June 2011 with occupation by October 2012

It should be noted that in terms of staff, patient and visitor numbers the proposed development is a very small in-patient facility when compared with the wider Randwick Health Campus. For example, the proposed development will accommodate approximately 30 staff over a 24 hour period, whereas Prince of Wales Hospital alone requires almost 3,000 staff over the same period.

This section of the report provides a detailed description of the proposed development and should be read in conjunction with the Architectural Plans prepared by BVN at **Appendix D** and the Landscape Plan prepared by 360 Degrees included at **Appendix F**.

3.1 Numerical Overview

A numerical overview of the proposed development is provided in **Table 1** below.

Table 1 – Numerical overview of the proposed development

Component	Proposal
Floor space area	▪ 1,422m ²
Building height	▪ 9.76 metres
Number of storeys	▪ Two storeys
Vehicle parking spaces	<ul style="list-style-type: none"> ▪ 1 ambulance; ▪ 1 service vehicle; and ▪ 1 maintenance vehicle.

3.2 Building Location

The site is located in the south eastern portion of the Randwick Health Campus. Early site planning for the MHICU sought to locate the building further to the east, addressing Avoca Street. However, following extensive options analysis, the proposed location for the building was selected.

This location is considered superior to the eastern location for the following reasons:

- It satisfies the preference of user groups to be located closer to existing hospital facilities.
- Amenity impacts on neighbouring residential development can be avoided.
- Vehicular access can be provided from the existing internal hospital road network, rather than via new connections from Avoca Street.
- As the MHICU building is intended to be small in scale and not visually prominent, it would not suit the eastern location where a new building would be required to 'bookend' existing Hospital development along Avoca Street and also address Avoca Street.
- The ambulance bay can be located at the main level so allowing for direct and level access without the use of a lift.

3.3 Building Description

Due to the nature of the services provided within, the proposed building has been designed to be experienced primarily from an internal perspective with the external expression being subdued. Furthermore, the building has been positioned to nestle into the former quarry, reducing its prominence when viewed from the public domain. It has been designed from the outset as a high security facility and incorporates many features to ensure the safety and security of patients, staff and the surrounding community.

The upper level of the building(ground level) is the main patient and clinical activity floor. It is laid out as a cluster of multi bedroom 'pods' that address a multifunction/lounge space and courtyard, arranged around a central nursing station. Clear lines of sight and good vision from the nursing station result from the radial plan, and the progression from admission to discharge is articulated in a clear and sequential order. The core of the facility is the central multifunction room that opens to the activity courtyard and dining room. Service and staff areas are to the south, with an open plan administration area at the lower level.

The building is composed of a series of simple forms and has been designed specifically to appear as 'non-institutional'. The roof follows these forms and, although not visible, is comprised of non reflective sheet metal with the single slopes discharging into eave gutters.

Windows to clinical areas and bedrooms have been located to maximize light while maintaining privacy. Windows to office areas and the public entrance are more open and provide opportunities for day to day activities to be glimpsed from outside. There is a service lift between the two levels.

Visitors and staff will enter a reception area via a landscaped courtyard accessed from Nurses Drive. Patient will arrive and depart by ambulance via an enclosed and secure ambulance bay accessed from Nurses Drive. The entrance to the ambulance bay has been orientated away from public sight and is domestically scaled to reduce its visual impact.

A level by level description is provided below:

- The Ground level consists of:
 - ambulance bay
 - secure entry with seclusion and examination/assessment area
 - 12 inpatient beds (arranged in 2, 4 and 6 bed pods)
 - main entry and reception

- central staff station - centralised functions including medication room, offices and workstations
- patient activity and sitting areas; gymnasium; dining room
- secure courtyard
- Magistrate's and meeting rooms
- support and service areas.
- The Lower Ground level contains:
 - staff and service access
 - offices, workstations and staff amenities
 - plant areas and storage
 - service and maintenance vehicle dock
 - landscaping.

3.4 Operational Details

The MHICU will operate 24 hours a day, seven days a week. The facility will provide 12 inpatient beds, and there are anticipated to be three to four patient transfers per week. The number of people likely to visit the facility is estimated at no more than one per patient per day, and this includes visits by external clinical staff, community service workers and the like.

Nursing staff are required 24 hours a day and as such work in shifts, whilst the remaining clinical staff generally work business hours Monday to Friday. The staff numbers per shift vary throughout the day with a peak level of approximately 20 (with the night shift peaking at approximately 10 staff).

3.5 Landscaping

The key landscape design components are described below and illustrated in the plans at **Appendix F**.

Entry Courtyard

Densely layered planting will highlight the building entry and provide a pleasant outlook and privacy to adjoining office spaces.

Ground Floor Courtyard

This courtyard will be used primarily by patients and attending staff. The design concept aims to create a fluid, domestic environment where patients can relax, socialise and be involved in physical therapy sessions. The courtyard looks out through canopy trees planted below in the north east corner of the site.

Internal Courtyard

The internal courtyard is designed to create a tranquil outlook from adjoining bedrooms and incorporates a simple water feature and plantings of bamboo.

North West Landscape

The landscape creates a visually attractive outlook from the windows of patient bedrooms and the existing adjacent building (Building 18). Three large trees will emerge from low growing groundcover, with a climber covering the north facing wall. A decomposed granite path is provided for maintenance access to the building.

North East Landscape

The north eastern corner of the site is to be densely planted with a mix of low maintenance species. Specimen tree plantings of *Banksia serrata* will line a granite path that creates a link between external fire egress stairs, and a dense layer of vegetation will screen the condenser unit. This space is overlooked by the Ground Floor courtyard above.

Staff and Delivery Courtyard

This courtyard provides a retreat for staff. An elevated steel mesh walkway moves through a garden containing mass plantings of *Babingtonia bidwillii*. A large deciduous tree will create a visual feature in the space, filtering summer sun but allowing winter sun to penetrate to the provided outdoor seating.

3.6 Car Parking

The proposed development does not incorporate any staff, patient or visitor car parking. The existing car parking spaces within the Randwick Health Campus (in particular the neighbouring multi-deck car park) will service the POW MHICU.

All food, linen and waste transfers will be provided by vehicles from within the hospital campus to and from the existing hospital service facilities. Accordingly, one service vehicle bay is provided at Lower Ground level. One maintenance vehicle bay is also provided at Lower Ground level.

3.7 Ecologically Sustainable Development

The building has been designed to incorporate ESD principles and to comply with the deemed-to-satisfy provisions of Section J - Energy Efficiency of the Building Code of Australia 2010. Furthermore, the ongoing operation phases of the building will be managed by the hospital in accordance with relevant maintenance manuals.

The environmental performance of the development will be assessed by using the NSW Government's *Environmental Performance Guide for Buildings* developed by the Policy Services Division of the NSW Department of Public Works and Services.

It is a mandatory regulatory requirement for all government buildings to provide an environmental performance report at the end of each design stage. This will be undertaken by the project team and address the following ESD categories:

- resource consumption;
- environmental loadings;
- quality of indoor environment;
- functionality; and
- wider planning issues.

3.8 Infrastructure

3.8.1 Stormwater Drainage

The stormwater drainage design involves piped connections to a rainwater recycling tank which overflows to an on-site detention tank. The on-site detention tank will then discharge to the existing stormwater system at either Avoca Street to the east or to the Hospital's existing system to the south. Further details of the stormwater system design are provided in the Stormwater Design Statement (refer **Appendix G**).

The design statement also details how flows from the site have been assessed in accordance with Randwick Council's requirements in relation to peak flows and water quality treatment. In summary, the system can accommodate storms up to and including the 100 year ARI event and a gross pollutant trap will be provided (with oil and silt capacity) to treat the stormwater discharge.

Erosion and sedimentation controls to be implemented during construction are also included within the drawings attached to the Stormwater Design Statement.

3.8.2 Utilities Services

Steensen Varming has reviewed the existing electrical and communication services in the vicinity of the site and the servicing requirements of the proposed building (refer **Appendix H**). Due to the limited scale of the proposed development and the nature of the existing services, significant service relocation will not be required.

Steve Paul & Partners have prepared a Hydraulic and Wet Fire Services Report that details the proposed hydraulic services (refer **Appendix I**). The report outlines the scope of works, design criteria, components and materials which shall be adopted for the project.

3.9 Waste

The following describes the procedures to be implemented to manage waste through the construction and operational phases of the development. A formal Waste Management Plan will be prepared prior to the commencement of works, (as reflected in the draft Statement of Commitments at **Section 7**), however it should be noted that that construction waste will be handled according to industry best practice and operational waste management will be incorporated into Prince of Wales Hospital existing systems.

Demolition and Site Preparation

No demolition is required to accommodate the new building.

Construction

The management of the site during the construction will be by the Head Contractor. The Head Contractor will be required by the proponent to prepare operating plans that identify the following:

- environmental objectives;
- control systems supporting each objective;
- maintenance requirements for each control system;
- routine monitoring requirements for each control system;
- range of acceptable values for monitored parameters;
- action levels which trigger intervention in response to monitoring observation;
- a documentation protocol to record maintenance activities, monitoring results, non-conformances, and actions to rectify any non-conformance; and
- a reporting procedure to ensure effective communication of information.

Operational Waste

The hospital will generate the following streams of waste:

- clinical waste;
- co-mingled recycling and paper for shredding then recycling; and
- general sewage wastes.

It should be noted that the POW MHICU will not use any nuclear materials for its operations, and as such collection for this material is not required.

The contaminated and biological waste system is not connected to the sewage discharge system and will consist of solids and liquid containers for the retention of wastes. In accordance with normal hospital practice, these containers are collected by a registered and approved biological hazards waste contractor. The hospital's existing collection arrangements will be extended to cover the expanded operations associated with the MHICU.

3.10 Construction Management

A Construction Management Plan covering the following matters has been prepared by APP (refer **Appendix J**):

- project staging;
- construction activities;
- impacts on adjoining neighbours;
- consultation;
- risk and mitigation measures;
- occupational health and safety;
- traffic management;
- waste management; and
- noise management.

The plan also outlines what additional detailed construction management plans are required to be prepared prior to the commencement of works.

4.0 Director-General's Requirements

Table 2 provides a summary of the individual matters listed in the Director General's Requirements (DGRs) and identifies where these requirements have been addressed in this report and the accompanying technical studies.

Table 2 – Director General's Requirements

Requirements	Location in Report
General Requirements	
Executive Summary	Page ii
Site analysis	Section 2
Description of the proposed development	Section 3
Assessment of potential impacts and draft Statement of Commitments	Sections 6 and 7
Statement of validity	Page i
Compliance with BCA	Appendix R; Section 6.9
QS Certificate of Cost	Appendix B
Conclusion and justification of suitability of the site for proposal	Sections 1.1 and 8
Key Assessment Requirements	
Relevant EPIs, policies and guidelines	Section 6.1
Built Form and Urban Design <ul style="list-style-type: none"> ▪ Height, bulk and scale ▪ Campus permeability and connectivity; ▪ Proposed open space and landscaped areas ▪ Design quality 	Appendix D & Section 6.2 Appendix F & Section 3.5 Section 6.2
Environmental and Residential Amenity <ul style="list-style-type: none"> ▪ Impacts of the proposal on solar access, acoustic privacy, visual privacy, view loss and wind impacts on surrounding development; and ▪ Details of the measures to be implemented to achieve a high level of environmental amenity. 	Section 6.3 & Appendix D Sections 6.3 and 7
Transport and Accessibility <ul style="list-style-type: none"> ▪ Travel choices ▪ Pedestrian and cycle movements and public transport ▪ Potential traffic impacts during the construction ▪ Sustainable transport ▪ Daily and peak traffic movements likely to be generated ▪ Proposed access, impacts on the existing parking provisions of the hospital and service vehicle movements ▪ Minimal levels of onsite car parking ▪ Clear demonstration that the project would not result in any new services, staff or patients 	Section 6.4 and Appendix N

Requirements	Location in Report
<p>Ecologically Sustainable Development</p> <ul style="list-style-type: none"> Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development Description of the measures that would be implemented to minimise consumption of resources, water and energy Demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme 	Section 6.6 and Appendix P
Contributions	Section 6.10
Heritage	Section 6.5
<p>Drainage</p> <ul style="list-style-type: none"> Including infrastructure management plan that identifies adequate stormwater and drainage infrastructure; and Detailed plans of the proposed erosion and sediment control measures during demolition, construction and operation. 	Section 6.7 and Appendix G
Flooding	Section 6.7
Utilities	Section 3.8.2
Staging	Section 3.0
Noise and Vibration	Section 6.3.5
Waste	Section 3.9
Consultation	Section 5
Plans and Documents	
<ul style="list-style-type: none"> Existing site survey plan Site analysis plan Locality/context plan Architectural drawings Stormwater concept plan Erosion and sediment control plan Geotechnical report Photomontage Landscape plan Shadow diagrams 	<p>Appendix C</p> <p>Appendix D</p> <p>Appendix D</p> <p>Appendix D</p> <p>Appendix G</p> <p>Appendix G</p> <p>Appendix Q</p> <p>Appendix D</p> <p>Appendix F</p> <p>Appendix D</p>

5.0 Consultation

In accordance with the DGRs for this project consultation must be undertaken with relevant public authorities, community groups and affected landowners. This section details the consultation undertaken by Health Infrastructure as part of the preparation of the proposal.

In preparing the Preliminary Environmental Assessment for the project, the briefed Randwick City Council officers on 17 June 2010. At this meeting the officers expressed support for the project but raised issues in relation to the siting of the building; built form and urban design; and traffic and parking. The proposed location of the building on the site (as described in Section 3.2) addresses these issues.

The development of the design involved extensive consultation with the management of the Hospital and various user groups. The objective of this consultation was to provide information regarding the proposal and for the project team to receive feedback.

In particular, the proponent met with the current occupants of Building 18 (Palliative Care Unit and Canteen) which is immediately to the north of the site. It was confirmed that this building is used only as offices and does not contain any clinical or sensitive uses. The staff of both the Palliative Care Unit and Canteen confirmed that they were not concerned with the construction or operation of the proposed MHICU facility.

It should be further noted that the SESIAHS (now SESLHN) Corporate Communications Team has been an active participant in the development of the proposed new facility to ensure that staff and other stakeholders are kept informed about the key components of the project and any implications for service delivery. This will continue.

6.0 Environmental Assessment

This section of the report assesses and responds to the environmental impacts of the proposal and addresses the matters set out in the DGRs (see **Section 4**). The draft Statement of Commitments complements the findings of this section.

6.1 Consistency with Relevant Strategic and Statutory Plans and Policies

The DGRs require that the following legislation, strategies and planning instruments, relevant to the proposed development to be addressed. The proposal's consistency with these documents is summarised in **Table 3** below.

- Objects of the EP&A Act;
- NSW State Plan;
- Sydney Metropolitan Strategy 'City of Cities';
- Draft East Subregion Draft Subregional Strategy;
- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy No.55 – Remediation of Land;
- State Environmental Planning Policy (Infrastructure) 2007; and
- Randwick Local Environmental Plan 1998 (Consolidation).

Table 3 – Summary of consistency with key strategic and statutory plans and policies

Instrument/Strategy	Comments
State Legislation	
Environmental Planning and Assessment Act 1979	<p>The proposed development is consistent with the objects of the EP&A Act, particularly for the following reasons:</p> <ul style="list-style-type: none"> ▪ it promotes the social welfare of the community; ▪ it allows for the orderly and economic development of land; ▪ it is development for public purposes and will facilitate the delivery of community services; and ▪ opportunities for public involvement and participation will be provided.
Strategic Plans	
NSW State Plan	<p>The State Plan has been prepared by the NSW Government as a long term plan to deliver the quality services to the people of NSW. A section of the Plan is devoted to the delivery of 'Healthy Communities', and a key component of this is to improve and maintain access to quality healthcare facilities. The proposed development is evidently consistent with this aim of the State Plan.</p>
Sydney Metropolitan Strategy	<p>In December 2010, the NSW Government released its Metropolitan Plan for Sydney 2036. The Metropolitan Strategy provides commentary and direction for the next 25-30 years at a regional level on issues such as land use, economic development, jobs, transport, innovation, centres and corridors, and residential areas within Sydney.</p> <p>The Metropolitan Strategy sets the planning context for the provision of suitable health facilities in Sydney. Major health facilities are to be clustered around existing health precincts, including the Randwick Health Campus. The proposed development is consistent with this aim.</p>

Instrument/Strategy	Comments
Draft East Subregional Strategy	<p>The draft East Subregional Strategy was released in July 2007 and is a key part of the implementation of the 2005 Metropolitan Strategy. The Subregional Strategy is intended to guide land-use planning until 2031 in the Randwick, Botany Bay, Waverley and Woollahra local government areas.</p> <p>The proposed development is consistent with a key relevant direction of the Draft Subregional Strategy, being to consolidate and strengthen the Randwick specialised health centre.</p>
State Planning Instruments and Controls	
SEPP 55	A Preliminary Environmental Site Assessment has been undertaken in relation to the site by Environmental Investigation Services (refer Appendix K). Based on soil samples obtained from the site, the potential for significant widespread soil contamination in the development area is relatively low and the site is suitable for the proposed development.
SEPP (Infrastructure)	The aim of this Policy is to facilitate the effective delivery of infrastructure across the State, including providing for consultation with relevant public authorities about certain development during the assessment process. The proposed development does not trigger consultation with the RTA under the provisions of Schedule 3 of the SEPP.
SEPP (Major Development)	<p>State Environmental Planning Policy (Major Development) 2005, together with EP&A Act, provides the planning framework for the assessment of State and Regionally Significant projects.</p> <p>As detailed in Section 1.2, clause 18 of Schedule 1 of the Major Development SEPP provides for development for health care services with a Capital Investment Value (CIV) greater than \$15 million to be considered as a Major Project under Part 3A of the Act. The proposed development has an estimated CIV of \$15.3 million. A copy of the quantity surveyor's calculation is provided at Appendix B.</p> <p>The development has been declared a Major Project by the Minister. This EAR has been prepared in response to the Director General's Environmental Assessment Requirements in accordance with Part 3A of the EP&A Act.</p>
Local Planning Instruments and Controls	
Randwick Education and Health Specialised Centre Discussion Paper	<p>This discussion paper has been prepared to inform Randwick City Council's preparation of a comprehensive LEP and DCP. It investigates and provides strategies to accommodate and direct growth in ways that enhance the Centre and surrounds.</p> <p>The Randwick Health Campus will strengthen its role as a centre of excellence in health services. The campus will need to plan for an additional 21% growth in floor space requirements for health services to 2031.</p> <p>The proposed development is consistent with the use criteria defined in the discussion paper as follows:</p> <ul style="list-style-type: none"> ■ It is consistent with the core role of the campus as a health services facility; ■ Its use is consistent with its location within the core clinical area of the campus; ■ The potential to establish an enhanced east west link in the future is maintained.

Instrument/Strategy	Comments	
Randwick Hospitals Campus - Masterplan Principles Review	<p>This review has been endorsed by South Eastern Sydney Illawarra Area Health Service, and is considered by Council to be consistent with the desired outcome for the overall health campus. The relevant aspects of the review are addressed below:</p> <ul style="list-style-type: none"> ▪ The review identifies the Avoca Street frontages of the campus as being suitable for 'high-turnover' activities such as outpatient services and clinics. The proposed development allows sufficient space for these activities to front Avoca Street in the future. ▪ The architecture of the building is restrained and does not seek to reduce the efficacy of the main entrances to the hospital. ▪ The proposed development includes areas of landscaping to soften the public domain. 	
Randwick Local Environmental Plan 1998 (Consolidation)	Clause 17 – Zone	The site is zoned 5 Special Uses 'Randwick Hospitals Complex'. Hospitals ¹ are permissible in this zone.
	Clause 20E - Landscaped Area	There are no landscaped area controls for land zoned 5 Special Uses.
	Clause 20F – Floor Space Ratio	There are no floor space ratio controls for non-residential development on land zoned 5 Special Uses.
	Clause 20G – Building Heights	There are no building height controls for land zoned 5 Special Uses.
	Clause 37A – Development in Special Use Zones	The development will be compatible with the character of the locality and will not adversely affect the amenity of nearby development.

6.2 Built Form

The proposed building has been designed to both meet the specific demands of an intensive care mental health facility and respond to its context within the wider health campus. Its height, bulk and scale are proportionate to the nature of the proposed use, and it has been designed to be visually recessive rather than dominate the local streetscape.

The proposed building responds to the topography of the site, nestling against the exposed rock face and allowing direct access to the upper level from Nurses Drive (refer **Figure 11**). The entries into the building have been logically placed to meet the needs of patients, clinical staff, visitors and service staff.

The building is not easily viewed from Avoca Street, due to the local topography and the existing mature trees and boundary fences.

¹**hospital** means a building or place used for providing professional health services (including preventative care, diagnosis, medical or surgical treatment or counselling) to people and includes:

- ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or refreshment rooms and ancillary accommodation for persons receiving health care or for their visitors, and
- 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, and whether or not any such use is a commercial use.



Figure 11 – Section of the proposed development showing the proposed building's relationship to the existing rock face and the neighbouring Building 18

6.3 Environmental Amenity

6.3.1 Privacy

Existing Conditions

To the east of the site a number of dwellings address Avoca Street. The proposed building is setback approximately 32.5 metres from Avoca Street, and a number of mature trees and a 1.8 metre high boundary fence are located within this setback.

Building 18 is located immediately to the north of the site, on the top of the quarry wall that runs along the northern boundary of the site. This building is used as offices for Canteen and the the Palliative Care Unit (with no clinical services provided).

Assessment

The existing conditions, that is the large setback and the existing screening elements (mature trees and boundary fence), mean that the proposed building will not overlook the residential development to the east and therefore privacy will be maintained. Furthermore, the low scale of the building nestled into the rock face and the fact that patient bedroom windows address internal landscaped areas further ensure that potential opportunities for overlooking of residential development are eliminated.

With regard to privacy to Building 18, the proponent met with the current occupiers who confirmed that the relationship between the offices and the proposed building was acceptable. In any case, landscaping will be provided between Building 18 and the proposed building to ameliorate any potential privacy impacts.

6.3.2 Solar Access and Overshadowing

Shadow diagrams have been prepared by BVN that illustrate the impacts of overshadowing resulting from the proposed development. They are included as part of the architectural drawings at **Appendix D**.

Existing Conditions

The existing Building 18 to the north and multi-deck car park to the west both currently cast significant shadows across the site. The site itself does not currently accommodate a building and therefore it does not cast any existing shadows.

Assessment

The shadow diagrams illustrate that the building will not overshadow any surrounding buildings. In particular, the shadows cast by the proposed building fall well short of impacting the residential properties to the east (across Avoca Street).

6.3.3 Visual Impact

Existing Conditions

The site is currently free of built structures and is adjacent to a three storey multi-deck car park to the west and Building 18 to the north. Although Building 18 is only a single storey structure, it is located on the top of the quarry wall that runs along the northern boundary of the site and therefore visually dominates the site.

Assessment

BVN has prepared a photomontage that demonstrates the impact of the proposed development as viewed from the intersection of Nurses Drive and Simeon Pearce Drive (refer **Figure 12**).

As previously discussed, the proposed building is set against the existing rock face with a significant portion set below the level of the northern and western boundary. The form, height and proportions of the building are relative to its hospital context. The building is similar or smaller in scale compared with the existing buildings in the locality, such as the car park to the west or the main Prince of Wales building to the north west. For these reasons, the proposed building has an appropriate visual impact.



Figure 12 – Photomontage of the proposed development

6.3.4 Wind

Existing Conditions

An analysis of the existing wind environment can be derived using meteorological data from Sydney Airport. Key characteristics of the local wind climate are:

- Prevailing winds come from the north east, south and west;
- Winds from the north east tend to be summer sea breezes;
- Winds from the south tend to be cold and can occur throughout the year; and
- Winds from the west are strongest and can be cold or warm depending on inland conditions.

Assessment

The proposed building nestles within the site, with a large portion of the structure set below the top of the 3-4 metre high rock wall along the northern boundary. This topography, combined with the large existing buildings and large trees that surround the site, mean that wind conditions will be acceptable post development. In particular, the strong westerly winds will be ameliorated by the multi-deck car park immediately to the west of the site.

6.3.5 Noise

An Acoustic Report has been prepared by Norman Disney & Young (refer **Appendix L**) that details the following:

- relevant input information including criteria, standards and engineering inputs (noise data, geographic survey information and the like);
- unattended noise logging at a residential receiver considered representative of the most noise-affected receivers;
- calculation methodology including identification of noise sources, nearest potentially affected receivers and calculation procedures;
- presentation of potential construction, operational and traffic noise impacts arising from the proposed development; and
- recommendations of noise controls where exceedances of the established criteria and construction noise management levels are predicted.

Assessment

The acoustic assessment indicates that if acoustic protection measures were not implemented then construction noise would exceed the established criteria. Similarly, an assessment of the likely operational noise generated by the development indicates that acoustic mitigation measures are required. Vibration during construction will also need to be controlled to prevent disturbances to neighbouring hospital uses,

As there is no significant increase in traffic generation by the proposed development, there will be no significant increase in traffic noise.

Management

A Construction Noise Management Plan will be prepared that details the measures to be implemented to mitigate construction noise. These measures will include solid construction hoardings where appropriate.

A Construction Vibration Management Plan will also be prepared, detailing minimum safe working distances to existing buildings and the selection of equipment and work methods that will reduce vibration.

The mitigation measures proposed to ameliorate operational noise are typical and will include the following:

- selection of appropriate plant items;
- judicious location of plant items and acoustic louvers;
- plant room acoustic linings;
- lined duct work; and
- acoustic silences and barriers.

6.4 Transport and Accessibility

The proposed development will be integrated into the much larger Prince of Wales Hospital, with services and facilities (including staff and visitor parking, laundry, food preparation and the like) extended to support the MHICU. As such, the servicing requirements for the development will not have a significant impact outside the Health Campus.

A Traffic and Accessibility Impact Assessment has been prepared by URaP – TTW (**Appendix N**) to assess the impact of the development on the surrounding road network.

6.4.1 Traffic Generation

Existing Conditions

The site is located within the Randwick Health Campus along Nurses Drive, opposite Simeon Pearce Drive. The main access points to the site are via Barker Street and Easy Street. Car parking provisions are available for both visitors and staff on the hospital campus.

A vehicular intersection count was carried out on 7 December 2010 between 7.45am and 8.45am at the intersection of Barker and Easy Streets. The observation of the site showed that the roundabout at the above intersection operates satisfactory with minimal delays along its approaches. The results of the survey showed that 73 vehicles exit Easy Street onto Barker Street while some 400 vehicles enter Easy Street from Barker Street during the above period.

Assessment

Additional peak hour vehicular traffic for the site would be in the order of 20 vehicles per hour (ten staff in and five staff out, and two movements in and out for patient transfers or deliveries). It should be noted that not all staff movements would take place during peak periods, but rather throughout the whole day. This level of vehicular traffic translates to one vehicle per three minutes which, in traffic engineering terms, would have a minimal impact on the operation of surrounding intersections.

6.4.2 Parking

The required parking of some 10-15 spaces for staff (based on some public transport use or staff walking to work) will be accommodated within the spare capacity of the existing car parking facilities around the Randwick Health Campus. A parking survey of the campus, including the multi-deck car park adjacent to the site, showed that at least 15 spaces were available at various times during the day.

6.4.3 Vehicular Access

The vehicular access to the site will be from Nurses Drive and Simeon Pearce Drive, both of which have very low traffic volumes. All food, linen and waste transfers will be provided by vehicles from within the hospital campus to and from the existing hospital service facilities. No service deliveries will come from outside of the hospital campus and it is envisaged that only small service vehicles will be required for these internal deliveries. As such these vehicle movements will not have any significant impact on the internal road network or the road network external to the hospital campus.

6.4.4 Visibility and Pedestrian Safety

Pedestrian footpaths are available adjacent to the development site providing a safe pedestrian environment. Access ramps are also provided for people with mobility difficulty or with prams.

To maintain pedestrian safety across the ambulance entrance off Nurses Drive, appropriate signage will be provided at the crossover.

6.4.5 Public Transport, Pedestrians and Cyclists

The site has a high level of public transport accessibility, with the Traffic and Accessibility Impact Assessment providing details of 13 bus routes that connect to the surrounding area and various transport interchanges.

The pedestrian and cyclist route network is well established around the Randwick Health Campus, and all streets in the locality have pedestrian footpaths.

6.4.6 Accessibility

An Accessibility Review has been prepared by Morris-Goding Accessibility Consulting in relation to the proposed development (refer **Appendix M**). The review was undertaken to ensure that ingress and egress, paths of travel, circulation areas and toilets all comply with relevant statutory guidelines.

Assessment

The review demonstrates that the proposed development has an appropriate degree of accessibility. The architectural drawings indicate that compliance with statutory requirements pertaining to site access, common area access, accessible parking and accessible sanitary facilities will be readily achieved.

6.5 Heritage

A Heritage Impact Assessment has been prepared by Urbis (**Appendix O**) to assess the impact of the development on the surrounding heritage items and conservation areas.

Existing Conditions

As described in **Section 2.5**, the subject site is not heritage listed, however it is in the vicinity of several heritage items and two conservation areas under the Randwick Local Environment Plan 1998 (Consolidation).

Assessment

The Heritage Impact Assessment was prepared with reference to local planning provisions and in accordance with the *NSW Heritage Manual 'Statements of Heritage Impact'* (2002) guidelines.

The proposed works are not considered to adversely impact on the heritage significance of the surrounding area. In particular, the scale of the proposed building, its siting below the quarry walls, its setback from Avoca Street and surrounding landscaping all ensure that it does not visually dominate any of the surrounding heritage buildings or views from heritage sites to the north and east.

Furthermore, due to the former use of the subject site area as a quarry, there is no likelihood of aboriginal or historical relics being present.

6.6 Ecologically Sustainable Development

Steensen Varming has prepared a summary of the ESD initiatives that are to be incorporated into the development (refer to **Appendix P**). These initiatives relate to the following aspects of the proposed building:

- electrical services;
- mechanical services;
- hydraulic services;
- architectural design; and
- structural design.

The environmental performance of the development will be assessed by using the *Environmental Performance Guide for Buildings*, developed by the NSW Department of Public Works and Services. It should again be noted that the proposed development will have minor ecologically sustainable development requirements when compared with the overall Randwick Health Campus. Furthermore, the proposed development is consistent with the five accepted principles of ESD described below.

Integration Principle

The integration principle holds that decision-making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations. The design of the building has been developed with reference to economic, environmental and social considerations for the MHICU.

Precautionary Principle

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.

The proposal is supported by environmental studies and technical reports which conclude that there are no environmental constraints that preclude the development of the site in accordance with the proposal, subject to appropriate management in future planning, design, construction and operational stages.

Intergenerational Equity

The principle of inter-generational equity holds that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations. The proposal as a whole will directly benefit current and future generations in that it contributes to the mental health of the community.

Biological Diversity

Under the biodiversity principle, the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making.

The site does not contain any threatened or vulnerable species, populations, communities or significant habitats. Construction and ongoing operations of the facility will be managed in accordance with the draft Statement of Commitments, ensuring no significant indirect impacts on the surrounding environment.

Valuation and Pricing of Environmental Resources

Under this principle, improved valuation, pricing and incentive mechanisms should be promoted. The costs of infrastructure and measures to ensure an appropriate level of environmental performance on the site have been incorporated into the cost of development.

6.7 Water Management

The Stormwater Design Statement prepared by TTW (refer **Appendix G**) details the proposed stormwater management system. The system includes the following elements:

- Provision of an on-site detention (OSD) system to ensure no negative impact on the existing stormwater drainage regime;
- Erosion and sediment control to minimise the effect of construction on the environment; and
- Gross pollutant trap for on-going water quality control.

As previously described, the site is not identified as being flood prone. Accordingly, further flood investigations are not required to be undertaken in relation to the proposed development

6.8 Geotechnical Conditions

Jeffery and Katauskas have prepared a Geotechnical Assessment (refer **Appendix Q**). The findings of this assessment are detailed below.

Existing Conditions

Geotechnical fieldwork was undertaken, with six boreholes drilled across the site. The boreholes encountered shallow sandy fill overlying aeolian sands with sandstone bedrock encountered at shallow to moderate depths. No signs of instability were observed in the quarry face along the northern boundary of the site.

Assessment

Based on the fieldwork results and site observations, the proposed development has been assessed as feasible for the subject site from a geotechnical perspective.

6.9 Building Code of Australia

McKenzie Group Consulting has undertaken a review of the proposal for compliance with the Building Code of Australia (BCA) and prepared a Preliminary Report (Appendix K).

The building is assessed as a 'health care building' in accordance with the provisions of the BCA and contains Class 5, 7a and 9a facilities for the purposes of the BCA. The report provides measures to be incorporated into the detailed design documentation to achieve compliance with the BCA.

It is considered that any required changes can be adequately addressed at the construction certificate stage without generating any inconsistencies with the Project Approval.

The report deems the proposal capable of satisfying the relevant fire and life safety and health and amenity requirements of the BCA. It is noted that the proposed development will be in accordance with Part J of the BCA 2010 which relates to energy efficiency.

Compliance with the recommendations of the BCA Report has been included in the draft Statement of Commitments at Section 7.0.

6.10 Contributions

The relevant contributions plan for the site is the *Randwick City Section 94A Development Contributions Plan*, effective since July 2007. The plan allows for a waiver from contributions to be considered for the a variety of uses, including public hospitals (clause 11.2). The proposed development will clearly provide a public benefit by providing an important public service, being an acute mental health facility for the Prince of Wales Hospital and the SESLHN.

6.11 Economic and Social Benefits

The Randwick Health Campus is one of the major employers in the eastern subregion of Sydney and the major provider of health care services. The provision of the POW MHICU will deliver a number of economic and social benefits for the region, including:

- Improving the quality of mental health facilities available to the public; and
- The creation of a number of construction jobs and clinical positions.

6.12 Site Suitability and Project Justification

The suitability of the site has been considered from a medical operational perspective as well as from a site, development and environmental capacity perspective. The site is considered suitable for the project for the following reasons:

- It is within the Randwick Health Campus;
- The location of the building enables future development on the campus that requires a public interface to address Avoca Street;
- The site forms part of a medical and knowledge cluster that provides important economic and social benefits to the community;
- The provision of a new and modern mental health facility will further support and strengthen the medical cluster of uses; and
- The area and shape of the site allows for the provision of a new hospital building that meets the special design requirements of a mental health intensive care unit, whilst not resulting in any significant adverse impacts on surrounding buildings.

7.0 Draft Statement of Commitments

7.1 Ecologically Sustainable Development

The proponent commits to the preparation of a Building User's Guide prior to the occupation of the building.

7.2 Construction Management

The proponent commits to implementing the following plans during the construction phase. The following documents will be prepared prior to the commencement of works:

- Construction traffic management plan;
- Construction waste management plan;
- Construction noise management plan;
- Construction vibration management plan;
- Construction dust management plan; and
- Erosion and sedimentation control plan.

7.3 Building Code of Australia

The proponent commits to providing a development which is compliant with the BCA 2010 and developing alternative solutions where practicable as outlined in the BCA Preliminary Report prepared by McKenzie Group Consulting.

7.4 Consultation

The proponent commits to further public consultation throughout the development process as considered relevant.

8.0 Conclusion

Health Infrastructure – NSW Health seeks approval for the construction of a two storey purpose built building (with associated service vehicle parking and landscaping) for a Mental Health Intensive Care Unit at the Prince of Wales Hospital, Randwick.

The development is permissible within the 5 Special Uses 'Randwick Hospitals Complex' zone and is consistent with the State Government's strategic planning documents for the locality. The proposal is of significant merit and will provide a quality facility that will deliver important acute mental health services to the community.

The environmental impacts of the proposal are negligible or can be appropriately managed through the adoption of the sub-consultants recommendations and /or the preparation of relevant plans of management.

The significant social benefits of the proposal include the provision of a needed acute mental health care facility, as well as the strengthening of the health campus as a key employment hub in the region and the creation of construction jobs.

Having regard to the above, it is considered that the project will provide environmental, social and economic benefits and accordingly we recommend that the Minister for Planning approve the application.