

30 October 2020

Mr Jim Betts
Secretary
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Attn: David Gibson, Team Leader Social Assessments

Dear Mr Betts,

Request for Secretary's Environmental Assessment Requirements –Sydney Children's Hospital Stage 1 and Children's Comprehensive Cancer Centre (SCH Stage 1 and CCCC)

Health Infrastructure NSW (**HI**) is the applicant for the proposed new Sydney Children's Hospital Stage 1 and Children's Comprehensive Cancer Centre (**SCH Stage 1 and CCCC**) at Randwick Hospitals Campus (the Project).

The proposal is State Significant Development (**SSD**) for the purposes of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, and Schedule 1, Clause 14(a) of the *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)* as it involves development for the purposes of a health services facility with a capital investment value in excess of \$30 million.

The purpose of this letter is to request the Secretary's Environmental Assessment Requirements (**SEARs**) in accordance with Section 5.15 of the EP&A Act and Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)* for the preparation of an Environmental Impact Statement (EIS).

1. Background

The Randwick Health and Education Precinct (**RHEP**) is one of the most comprehensive health innovation districts in Australia.

While health care at the RHEP has been evolving for over 160 years, the last five years has seen a strengthening of collaboration amongst a wide range of organisations in the Precinct, including with government, universities and community. Advancing this culture of collaboration, the NSW Government has made a significant commitment to expanding and upgrading the RHEP.

Over \$1.5B is being invested in the RHEP, of which over \$1B is from the NSW Government, to strengthen the precinct as a world-class centre for health, research and education, driving cutting edge, compassionate and

holistic healthcare and wellness programs for the local community and other residents of NSW¹. The Randwick Campus Redevelopment includes:

- Construction of a new Prince of Wales Hospital Integrated Acute Services Building (**POWH IASB**), including integration of UNSW health-related education, training and research spaces, due to open in 2022
- Planning for a redevelopment of the Sydney Children's Hospital (**SCH**), Randwick and Australia's first Children's Comprehensive Cancer Centre, due to open in 2025
- Planning for the Health Translation Hub (**HTH**) in partnership with the University of New South Wales, due to open in 2025

The SCH is part of the Sydney Children's Hospitals Network (**SCHN**) formed in 2010. The SCH is the main paediatric referral hospital for Eastern Sydney and provides quality care and clinical services to approximately 155,000 sick children each year (across the network).

A fully integrated partnership between the Kids Cancer Centre (**KCC**), SCHN, the Children's Cancer Institute (**CCI**), and UNSW Sydney (**UNSW**), the project will bring together health practitioners, researchers, academics, patients and the community to integrate patient care, research and education in Australia's first Children's Comprehensive Cancer Centre.

2. Site Description and Location

2.1. The Site

The site is located on the corner of High Street and Hospital Road, Randwick, as shown on the aerial photo below:

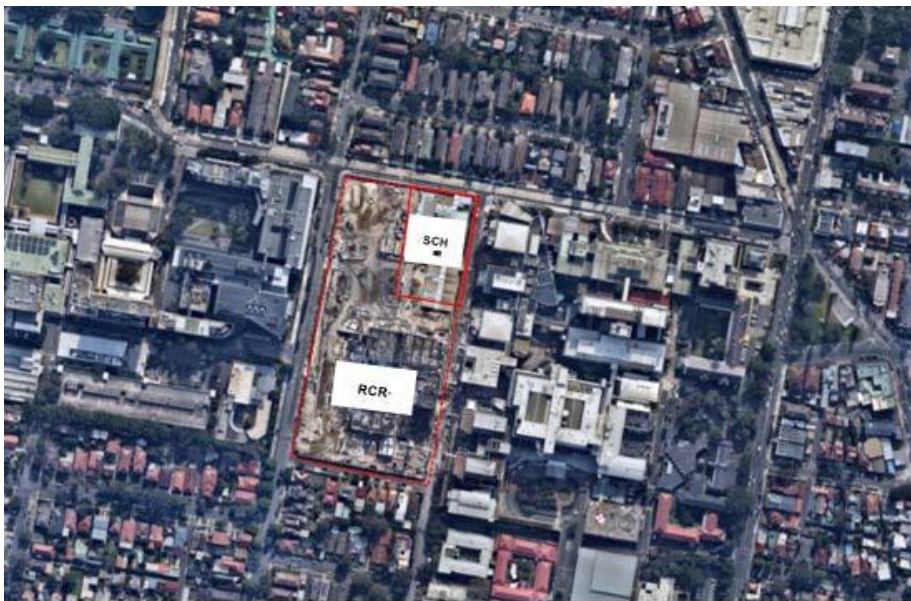


Figure 1: Aerial photo of site

¹ Randwick Campus Redevelopment (2020), *Future proofing the Randwick Hospitals Campus - January 2020*, http://randwickcampusredevelopment.health.nsw.gov.au/WWW_Randwick/media/Fact-Sheets/Fact-Sheet-Future-Proofing-Randwick-Hospitals-Campus-January-2020-WEB.pdf

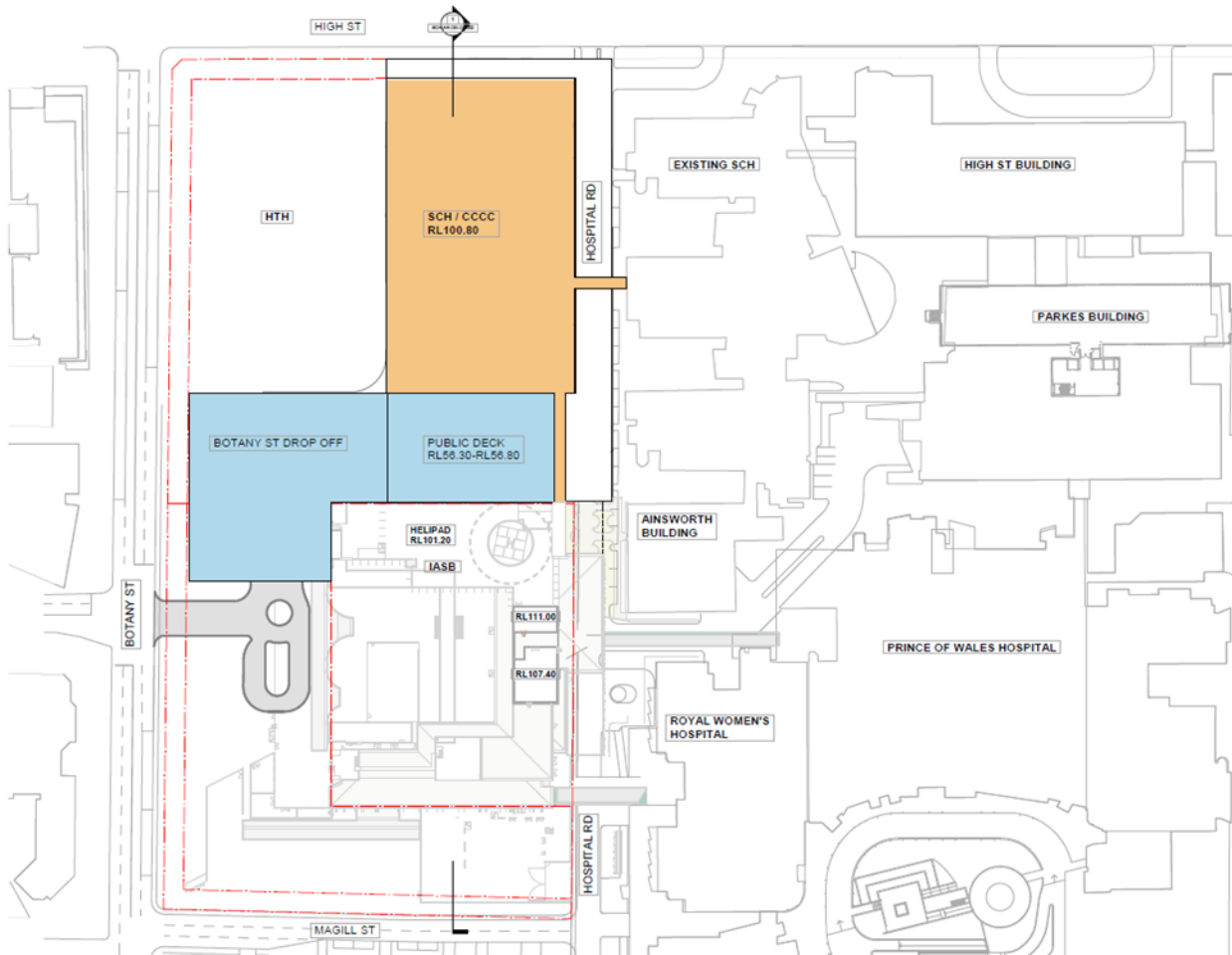


Figure 2: Site plan

The Project will only develop part of the land totalling 9,310m² (the Site). The Project will have an indicative building footprint of approximately 5,710m² (shown in orange on the Site Plan), whilst the remaining 3,600m² will comprise of ground plane access, public domain and landscaping works (shown in blue on the Site Plan).

2.2. Local Context

The site is located in the RHEP immediately south of Randwick Town Centre.

The site is located approximately 150m from UNSW High Street light rail stop and 250m from Randwick light rail stop. In addition, the site is located approximately 400m from Randwick Town Centre, 1km from Royal Randwick Racecourse and 2km from Coogee Beach.



Figure 3: Locality context map

The RHEP includes the Randwick Hospitals Campus (**RHC**) (home to the SCH, POWH, the Royal Hospital for Woman (**RHW**), the Prince of Wales Private Hospital (**POWPH**), UNSW Kensington Campus and several other medical research institutes, including the CCI.

The precinct employs over 22,000 people, provides over 1.8 million patient interactions and teaches over 58,000 students each year.

2.3. Regional Context

The Site is located in the Randwick Local Government Area (**LGA**), approximately 6 kilometres (km) from the Sydney Central Business District (**CBD**) and 4km from Sydney Airport (Figure 4).

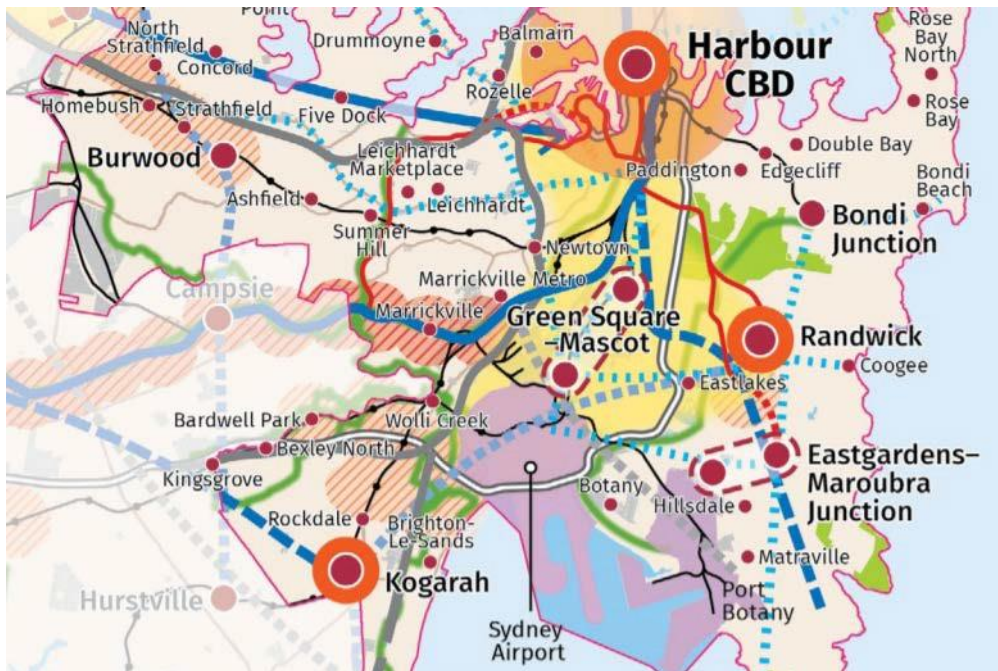


Figure 4: Regional context map. Source: Eastern City District Plan

Interfacing with the RHEP, services for the City and South East Light Rail L2 Randwick Line commenced in December 2019, running from Circular Quay in Sydney CBD to High Street in Randwick. High Street is a major frontage for the RHEP. The Light Rail is a key driving factor for revitalising the High Street frontage. While it presents a major opportunity for the RHEP, it is driving changes in transport access and will require a re-planning of access points for existing services, in particular, for the SCH Emergency Department.

3. The Project

Development approval is being sought for:

- Construction and Operation of a new 9 level plus 2 basement levels to provide
 - A new Emergency Department
 - A new Intensive Care Unit
 - Short Stay Unit
 - Day and inpatient CCCC oncology units
 - Children's Comprehensive Cancer Centre
 - Ambulance access, parking, back of house and loading dock services accessed via the lowered Hospital Road
 - Integration with the Prince of Wales Acute Services Building (**ASB**) and Integrated ASB (**IASB**), both currently under construction and UNSW HTH that is also subject to a SSDA
 - Public domain and associated landscaping
 - Tree removal
 - Utilities services and amplification works; and
 - Site preparation and Civil works.
- The Project will deliver 2 basement levels, 9 levels above plus plant level:
 - Level -02 – Loading Dock, Back of House and short stay Patient carpark
 - Level -01 – Emergency Department

- Level 00 – Front of House
- Level 01 – Intensive Care Unit
- Level 02 – Plant and Pharmacy
- Level 03 – Medical Short Stay Unit and CCCC Research Labs, education and workspaces
- Level 04 - CCCC Research Labs, education and workspaces
- Level 05 – Day Oncology and CCCC Research Labs, education and workspaces
- Level 06 – Oncology Inpatient Unit's (IPUs)
- Level 07 – Medical / Surgical IPUs
- Level 08 – Medical / Surgical IPUs
- Level 09 – Plant

An indicative North South section of the Project is provided below and shows its relationship with the ASB (currently under construction).

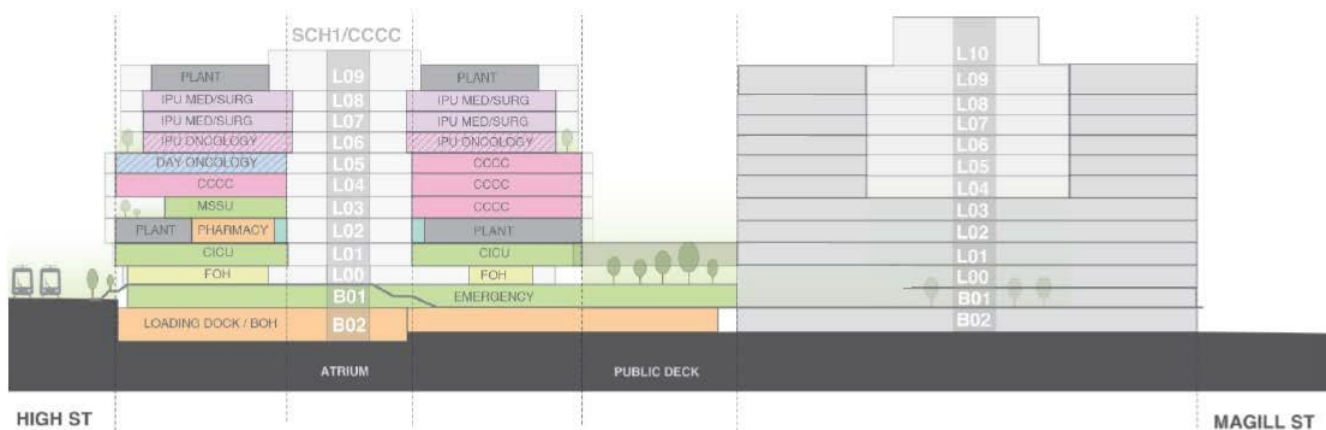


Figure 5: Cross Section of the Project

3.1. Capital Investment Value

The project will have a capital investment value in excess of \$30 million. In accordance with Schedule 1, cl 14(a) of SEPP SRD the proposal is SSD for the purposes of the EP&A Act.

4. Strategic Planning Context

4.1. NSW Premier's Priorities

The Premier's Priorities are 14 directions reflecting the NSW Government's whole-of-government approach to addressing important issues for NSW. The Project is consistent these priorities:

- Improving the Health System – Improving Service Levels
- Improving the Health System – Improving Outpatient and Community Care
- Building infrastructure;
- Jobs closer to home; and
- Increased business investment.

The proposal for the redevelopment of the SCH Hospital, will provide for greater integration of services at the RHC create greater efficiencies by incorporating state of the art facilities and equipment and will reduce waiting times by improving capacity.

The proposal will generate job opportunities in manufacturing, construction and construction management during the project's construction phase of works, and job opportunities in health and administration at the project's completion. It will generate up to 2,200 jobs over the construction phase and will facilitate the growth and support of a skilled health related workforce in the region. The proposal is estimated to deliver 600 full time equivalent (FTE) staff upon operation.

4.2. State Infrastructure Strategy 2018-2038

The State Infrastructure Strategy 2018 – Building Momentum State Infrastructure Strategy 2018-2038 (the Strategy) sets out Infrastructure NSW's advice on the current state of NSW's infrastructure needs and priorities over the next 20 years. The Strategy focuses on multiple sectors and provides strategies and solutions to advance infrastructure within each of the sectors. The main objective of the Strategy is to enable the NSW Government to plan and deliver infrastructure successfully.

The Strategy details sector-based infrastructure directions to deliver infrastructure that meets the needs of a growing population and economy.

The strategic objective for the Health sector is:

- Plan and deliver world-class health infrastructure that supports a 21st century health system and improved health outcomes for the people of NSW

The Strategy identifies that demand for healthcare will grow by over 50 per cent, compared to population growth of 28 percent. There is a need for disruptive innovation in healthcare to manage increasing demand and deliver more affordable and sustainable long-term solutions.

The SCH Stage 1 and CCCC will contribute to responding to those demands by providing a place to integrate health related Education Training and Research (**ETR**) with the delivery of care to provide improved public healthcare services in the region.

4.3. NSW State Health Plan Towards 2021

The NSW State Health Plan: Towards 2021 (State Health Plan) provides a strategic framework to unite existing plans, programs and policies regarding State-wide health services. It sets priorities across the health system for delivering an appropriate level of patient-centred care for all NSW residents. This includes creating an integrated health system by connecting primary and acute health settings. As a result, patient outcomes will be improved, and unnecessary hospitalisations will be reduced.

The State Health Plan identifies four key strategies, including:

- Supporting and developing our workforce
- Supporting and harnessing research and innovation
- Enabling eHealth
- Designing and building future-focused infrastructure.

The SCH Stage 1 and CCCC supports each of the four key strategies of the State Health Plan as follows:

- Operation of the new SCH Stage 1 and CCCC will be a catalyst for creating new jobs as well as educating and training the future health workforce.
- The SCH Stage 1 and CCCC will overcome existing limitations on the ability to co-locate translational medical research activities with core clinical services.
- The partnering arrangements between NSW Health and UNSW for the SCH Stage 1 and CCCC will provide a platform for education, training and research initiatives to be further integrated and expanded across the broader RHEP.

4.4. Better Placed – Government Architect NSW

Better Placed: An Integrated Design Policy for the Built Environment of New South Wales is the Government Architect's (**GANSW**) state-wide design policy to ensure the delivery of high-quality urban design and better

places. The document will be considered in the EIS, taking into account the principles and directions for new developments and the implications for the proposed redevelopment.

GANSW has been and will continue to be consulted as part of the Project development.

4.5. Greater Sydney Region Plan: A Metropolis of Three Cities

The Greater Sydney Region Plan (the Plan) provides the overarching strategic plan for growth and change in Sydney. It is a 20-year plan with a 40-year vision that seeks to transform Greater Sydney into a metropolis of three cities - the Western Parkland City, Central River City and Eastern Harbour City. It identifies key challenges facing Sydney including increasing the population to eight million by 2056, 817,000 new jobs and a requirement of 725,000 new homes by 2036.

The Plan includes objectives and strategies for infrastructure and collaboration, liveability, productivity and sustainability.

The Plan identifies the RHEP as one of Sydney's Strategic Collaboration Areas.

The Project is consistent with the objectives of the Plan which promote the growth of complementary health and tertiary education activities in strategic centres and focuses on the expansion of health facilities to service Sydney's growing population.

4.6. Eastern City District Plan

The Eastern City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan.

The District Plan contains strategic directions, planning priorities and actions that seek to implement the objectives and strategies within the Region Plan at the district-level. The District Plan identifies the key centres, economic and employment locations, land release and urban renewal areas and existing and future transport infrastructure to deliver growth aspirations.

The Eastern City District Plan identifies the RHEP as a Collaboration Area. The collaboration between the Randwick Hospitals Campus and UNSW is a key planning priority of the Eastern City District Plan, which will provide the opportunity for education, research and health services to further integrate and support the community.

4.7. Vision 40 – Randwick Local Strategic Planning Statement

Randwick's Local Strategic Planning Statement (**LSPS**) is a statutory document to implement actions from the Greater Sydney Region Plan and Eastern City District Plan at a local level. The LSPS outlines the future vision for planning across Randwick City and sets the direction around housing, jobs, infrastructure and open space.

The LSPS sets out 23 Planning Priorities to deliver its key vision and to manage growth and change.

The specific Planning Priorities that are relevant to the RHEP and Project include:

- Planning Priority 9 – Focus economic development, innovation and job creation in our strategic centres
- Planning Priority 18 – Reduce the consumption of energy and water.

The proposed development is consistent with these priorities.

5. Statutory Planning Context

The following legislation and Environmental Planning Instruments will be relevant considerations to the SSDA. Those under the following subheadings are of key relevance to the proposal.

- Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (**EPBC Act**);
- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- Biodiversity Conservation Act 2016;

- National Parks and Wildlife Act 1974;
- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No 55—Remediation of Land;
- State Environmental Planning Policy No 33 – Hazardous and Offensive Development;
- State Environmental Planning Policy No 64—Advertising and Signage; and
- Randwick Local Environmental Plan 2012.

5.1. Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The Commonwealth EPBC Act legislates the provisions for the assessment of actions likely to have a significant impact on Matters of National Environmental Significance (**MNES**) listed under the Act. It provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places — defined in the EPBC Act as MNES. Based on the proposed scope of works for the SCH CCCC, it is not expected that any significant impacts to MNES will amount.

5.2. Environmental Planning and Assessment Act 1979

Part 4, Division 4.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the assessment framework for SSD. Under Section 4.38, the Minister is the consent authority for SSD. Section 4.12(8) requires an EIS to accompany an SSD application in the form prescribed by the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation).

5.3. Biodiversity Conservation Act 2016

Key objectives of the *Biodiversity Conservation Act 2016* are to conserve biodiversity at bioregional and State levels, and to maintain the diversity and quality of ecosystems and enhance their capacity to adapt to change and provide for the needs of future generations.

A suitably accredited ecologist will undertake a Biodiversity Development Assessment Report (BDAR) for the site to address the requirements of the *Biodiversity Conservation Act 2016*.

5.4. National Parks and Wildlife Act 1974

Where relevant, the requirements of the *National Parks and Wildlife Act 1974* will be addressed in the EIS including protection of Aboriginal and non-Aboriginal cultural heritage.

5.5. State Environmental Planning Policy (State and Regional Development) 2011

The SRD SEPP identifies development which is declared to be State Significant. Clause 14 of Schedule 1 identifies hospitals, medical centres and health research facilities as SSD if it meets the following criteria:

Development that has a capital investment value of more than \$30 million for any of the following purposes –

- hospitals,*
- medical centres,*
- health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).*

As the Project is for the purposes of a hospital with an estimated CIV in excess of \$30 million, it is SSD.

5.6. State Environmental Planning Policy (Infrastructure) 2007

The *State Environmental Planning Policy (Infrastructure) 2007* (**Infrastructure SEPP**) assists the NSW Government in providing infrastructure such as hospitals, roads, railways, emergency services, water supply and electricity delivery. It provides specific planning provisions and development controls for various types of infrastructure works or facilities.

The Project site is zoned R2 Low Density Residential, R3 Medium Density Residential and SP2 Health Services Facility under Randwick Local Environmental Plan 2012 (**RLEP**). Council will soon be undertaking a review of RLEP 2012 and have indicated that they are supportive of the Randwick Campus Redevelopment site (ie the area bounded by High Street, Magil Street, Botany Street and Hospital Road) being rezoned to SP2 Health Services Facility through that review.

Clause 57(1) of the Infrastructure SEPP provides that '*Development for the purpose of health services facilities may be carried out by any person with consent on land in a prescribed zone*'. Clause 56(d1) and (e) defines R2 Low Density Residential, R3 Medium Density Residential and SP2 Health Services Facility as 'prescribed' zones. Therefore, the proposed development is permissible with consent under the Infrastructure SEPP.

5.7. State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (**SEPP 55**) provides a state-wide planning approach for the remediation of land and aims to promote the remediation of contaminated land to reduce the risk of harm. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a development.

Preliminary site investigations have been undertaken across the site and further investigations are currently being carried out across the subject site.

The findings will be provided in Stage 1 Preliminary Site Investigation Report with the SSD.

5.8. State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

State Environmental Planning Policy No. 33 (**SEPP 33**) presents a systematic approach to planning and assessing proposals for potentially hazardous and offensive development for the purpose of industry or storage.

An assessment against the requirements of SEPP 33 will be undertaken to determine whether the proposed development is found to be potentially hazardous. If so, a Preliminary Hazard Analysis (**PHA**) will be provided with the EIS.

5.9. Randwick Local Environmental Plan 2012

The Randwick Local Environmental Plan 2012 (**LEP**) establishes the zoning and development standards that apply to the subject site.

5.9.1. Land Use Zoning and Permissibility

The SCH Stage 1 and CCCC site is zoned R2 Low Density Residential, R3 Medium Density Residential and SP2 Health Services Facility under Randwick LEP 2012.

The proposal is defined as a 'health services facility' under the LEP, which has the following description:

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

- a) a medical centre,
- b) community health service facilities,
- c) health consulting rooms,
- d) patient transport facilities, including helipads and ambulance facilities,
- e) hospital.

Development for the purpose of a 'health service facility' is permissible in the SP2 Health Services Facility zone but is prohibited in the R2 Low Density and R3 Medium Density Residential zones under RLEP 2012. However, as noted above, a 'health service facility' is permissible in the R2 and R3 zones under the Infrastructure SEPP.

Randwick City Council has commenced a review of their Local Environmental Plan and have indicated that they are supportive of the site being rezoned to SP2 Health Services Facility through that review.

HI has collaborated with Council to incorporate the proposed rezoning into their Local Strategic Planning Statement and subsequent LEP review planning proposal.

5.9.2. Other LEP Provisions

Key development controls under the RLEP 2012 are addressed in the table below:

Clause	Control	Comment
4.3 Height of Buildings	R2 zone – 9.5m R3 zone – 15m SP2 zone – 30m	The proposed development is not subject to these height restrictions in accordance with Section 5.12 of the LEP
4.4 Floor Space Ratio	R2 zone – 0.5:1 R3 zone – N/A SP2 zone – N/A	The proposed development is not subject to these FSR restrictions in accordance with Section 5.12 of the LEP
5.10 Heritage Conservation	To conserve the environmental heritage of Randwick	No heritage items are located on the site. The site is not located in a heritage conservation area, nor in the immediate proximity of any heritage items

5.9.3. Design Excellence

Clause 6.11 of RLEP requires land with an area of more than 10,000 sqm, identified sites or where development will be at least 15m in height to be subject to design excellence provisions outlined at cl6.11(4). It is noted that the site area is less than 10,000sqm, however the resultant building will be greater than 15m in height.

In this regard it is noted that the proposed development will be reviewed by the State Design Review Panel as part of ongoing consultation with the Government Architect. This is considered to be a suitable means of assessing the proposed development against the matters of design excellence.

5.9.4. Infrastructure Development and Use of Existing Buildings of the Crown

Clause 5.12 of the LEP provides that:

(1) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under State Environmental Planning Policy (Infrastructure) 2007.

(2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.

On that basis, the proposed SCH Stage 1 and CCCC development is not subject to restrictions in this regard.

6. Key Planning and Environmental Issues

This section provides a summary of the identified key matters and impacts of the proposed development.

6.1. Design and Built Form

The design for the project has not yet been finalised. The accompanying concept plans represent an indicative design for the proposal.

Key principles guiding the design of the proposed development include:

- **Promoting family togetherness and ensuring children's and families' wellbeing:** Providing a safe, accessible and inclusive environment which promotes family togetherness
- **Leading patient-centred clinical services and innovative models of care:** Providing infrastructure that is welcoming and enables an age-appropriate environment and personalised care, co-designed with patients, their families and carers
- **Integrating research, education and partnerships through collaboration:** Enabling the integration of research and education, through strategic partnerships within the **RHEP**. Delivering cutting-edge, international best practice, research-driven healthcare, through collaboration.
- **Attracting global talent and promoting a future-ready workforce:** Creating an internationally recognised centre of excellence to attract, train and retain a leading workforce at Randwick
- **Achieving sustainable, effective and future-focused outcomes:** Providing infrastructure and services which are agile and technology-enabled to deliver sustainable, future-focused and patient-centred care.

6.2. Amenity

The EIS and accompanying specialist reports will include a detailed assessment of amenity issues including:

- Construction and operational noise impacts
- Construction vibration and air quality impacts
- Overshadowing impacts
- Visual privacy impacts
- Pedestrian wind environment
- Operational lighting and air quality impacts

6.3. Heritage and Historical Archaeology

The site does not contain any heritage-listed buildings, nor is it located in a heritage conservation area or adjacent to any heritage listings. Therefore, a Heritage Impact Statement is not required in this instance and we request the SEARs reflect this matter.

A number of historical archaeological assessments have been carried out across the site as part of early works for the ASB by Casey and Lowe Archaeology and Heritage Consultants including:

- *Prince of Wales Hospital Randwick Campus Redevelopment Stages 1 & 2, Historical Archaeological Research Design (December 2018)*
- *Historical Archaeological Excavation Report, Prince of Wales Hospital, Randwick Campus Redevelopment (May 2020)*

The second report was produced after a staged salvage program was undertaken in May 2020 to remove all historical relics from the site.

Casey and Lowe have provided advice dated 4 August 2020 confirming that the Project development will not impact on any relics or significant historical archaeological remains.

The report recommends that no further archaeological reporting or excavation is required for the current proposal. We therefore request that the SEARs issued for the project reflect there being no requirement for any further historical archaeology studies.

6.4. Aboriginal Cultural Heritage and Archaeology

An Aboriginal Archaeological Assessment of the Randwick Campus Redevelopment site was prepared in June 2018 by Mary Dallas Consulting Archaeologists (MDCA). Associated consultation was undertaken with the La Perouse Local Aboriginal Land Council (**LPLALC**).

Furthermore, a detailed Aboriginal Cultural Heritage Assessment Report (**ACHAR**) was previously prepared by MDCA, dated Oct 2018 for the ASB (SSD 9113) and later updated by MDCA in Aug 2019 for the IASB Addition (SSD 10339). It is proposed that this ACHAR (as updated) will be provided to accompany the SSDA, and accompanied by the supplementary Aboriginal Cultural Heritage Assessment Letter dated 5 September 2020 prepared by MDCA for the proposed SCH Stage 1 and CCCC development. Both documents accompany this SEARs request.

The supplementary assessment letter identifies that most of the subject site has been previously assessed within the Preliminary Aboriginal Archaeological Assessment, dated June 2018.

The portion of the subject site that was not assessed consists of the northern portion of Eurimbla Avenue. Note that Eurimbla Avenue is no longer a public road.

The letter concludes that the required consultation under the Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010) has been carried out and is ongoing, and on this basis, can be continued with the LPLALC.

Therefore, the requirement for Aboriginal Cultural Heritage would be satisfied under the currently proposed Aboriginal cultural and archaeological methodology as they will be undertaken in accordance with the Heritage NSW guidelines for site assessment and Aboriginal community consultation.

MDCA further concludes that monitoring under an Unexpected Finds Protocol is applicable to the northern end of Eurimbla Avenue. The remainder of the SCH Stage 1 and CCCC site requires no further archaeological investigation.

On this basis, no further SEARs in relation to a new ACHAR and consultation is required for this project.

6.5. Traffic, Parking and Access

A Traffic and Transport Impact Assessment will be prepared to assess the impacts of the proposed development on traffic and access-related matters including the existing road network, traffic generation, access to the site and surrounding properties, pedestrians, cyclists, public transport and parking.

6.6. Civil and Structural Works

Civil and structural documentation will be submitted with the SSDA including a flooding statement, stormwater management plans and sediment and erosion control plans.

6.7. Construction Impacts

Impacts of construction will be assessed in the EIS. The SSDA will include the following:

- Construction Management Plan
- Construction Traffic Management Plan
- Construction Waste Management Plan
- Noise and Vibration Impact Assessment.

6.8. Contamination

Preliminary site investigations have been undertaken across the site and further investigations are currently being carried out across the subject site.

The findings will be provided in Stage 1 Preliminary Site Investigation Report with the SSD.

6.9. Waste Management

A detailed Waste Management Plan will be prepared and submitted with the EIS. It will outline the anticipated quantities and streams of waste generated by the proposal during construction and operation, and the intended management of waste in terms of storage, removal off-site and disposal.

6.10. Socio-economic Impact

The social and economic impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic benefits include:

- significantly improved health facilities for the community;
- creation of construction and operational jobs;
- direct and indirect benefits to the local economy; and
- enhancement of the visual amenity of the hospital through development of well-designed, high quality buildings and associated facilities, along with significant landscaping.

7. Consultation Undertaken

Consultation is supported by a comprehensive engagement plan which will be ongoing, led by Health Infrastructure and its project partners, the Project Manager and the consultant team for the proposed development.

This has involved internal stakeholder consultation as well as consultation with external authorities and stakeholders including (although not limited to):

- Greater Sydney Commission
- Government Architect NSW
- Transport for NSW
- Randwick City Council
- UNSW
- Heritage NSW
- Ambulance NSW
- Air Ambulance
- Sydney Airport Corporation Limited (SACL)
- Civil Aviation Safety Authority (CASA)
- La Perouse Local Aboriginal Land Council and community
- Local residents
- Community representatives
- Health Consumers NSW
- Consumer representatives
- South East Sydney Local Health District (SESLHD, incorporating RHW, ESMHS and POWH)
- Other Randwick Hospitals Campus services, CCI and UNSW Sydney staff
- Healthshare
- EHealth

- Ausgrid
- Sydney Water

Further consultation will continue with key stakeholders and agencies during the preparation and assessment of the EIS. Additional stakeholders include:

- The local community;
- NSW Environment, Energy and Science Group;
- Emergency Services including Newborn and Paediatric Emergency Transport Service (NETS) and Non-Emergency Patient Transport (NPT);
- Office of Water; and
- Environment Protection Authority.

The EIS will be placed on public exhibition once the Department has reviewed the EIS to confirm that it has satisfactorily responded to each of the issues identified in the SEARs. The key stakeholders will be provided with an additional opportunity to review the proposal, including the final development plans and the detailed specialist studies and assessment reports accompanying the final EIS.

8. Request for SEARs

On the basis that the proposal meets the criteria identified in Schedule 1 Clause 14(a) of the State and Regional Development SEPP, Health Infrastructure formally requests that the Planning Secretary issue the SEARs to facilitate the preparation of the EIS for the proposed SCH Stage 1 and CCCC scope of works, as detailed in this document.

Should you have any queries, please do not hesitate to contact Claire Muir, Senior Town Planning Advisor on 0403 754 736.

We would be happy to meet with your Department to discuss the proposal at any time.

Yours sincerely,



Rebecca Wark

Chief Executive, Health Infrastructure

Attachment 1 – Concept Architectural Plans prepared by BLP Architects

Attachment 2 – Aboriginal Cultural Heritage Letter dated 05.09.2020 and ACHAR by MDCA

Attachment 3 – Archaeology Letter dated 4 August 2020 by Casey & Lowe