
SCOPING REPORT: PROPOSED HEALTH PRECINCT STAGE 2 DEVELOPMENT – SYDNEY BIOMEDICAL ACCELERATOR _ STATE SIGNIFICANT DEVELOPMENT

8 March 2023

1. SCOPING REPORT REQUEST:

This Scoping Report to the NSW Department of Planning & Environment (DPE) is submitted by both The University of Sydney (USYD) as the SSD applicant, and by Health Infrastructure (HI) incorporating the Sydney Local Health District (SLHD).

The Scoping Report addresses an intended **State Significant Development** (SSD) proposal for the Stage 2 Health Precinct Development for a future **Sydney Biomedical Accelerator** (SBA) complex to be sited on both adjoining USYD 's Camperdown campus and on the SHLD's Royal Prince Alfred Hospital (RPAH).

The intention of this Scoping report is to:

- Provide the DPE with background information on the intended collaborative development and contextual relationship between USYD and HI/SLHD;
- Inform DPE of the outcome of a joint *Invited Competitive Design Alternatives Process* coordinated by USYD and HI/SLHD in accordance with the provisions of the Sydney Local Environmental Plan 2012, and resulting in the appointment of **Denton Corker Marshall + HDR** as the successful winning architect for the project;
- Inform DPE that the proposed SBA development will comprise approximately 10% *educational establishment* use and 90% *medical health research* facilities and use;
- Seek DPE's agreement for the USYD submitted SEARs request and obtain the DPE Secretary's agreement to the proposed development qualifying as **State Significant Development** under the provisions of the *Environmental Planning & Assessment Regulation 2021* (the Regulation), and section 2.6 and Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021*;
- Inform DPE of the intended S4.55(1A) modification to the Campus Improvement Program (SSD 6123) for minor variations to the concept building envelope applying to the University's land the subject of this SSD application. The future SSD application for the SBA development will request that the S.455(1A) modification of the CIP and this SSD be lodged and assessed concurrently with the Section 4.55(1A) determined prior to and determined; and
- Inform DPE that the SSD will not address any early works and demolition of building/structures, as these will be dealt with utilising a Development Permitted Without Consent pathway (relocation of the Bosch glasshouses), and a Development Application with the City of Sydney (demolition of existing structures and services diversions).

This Scoping report is structured in response to DPE's *Industry Specific SEARS - Hospitals, medical centres and health research facilities* (copy at **Appendix A**).

2. THE APPLICANT:

- The University of Sydney, NSW 2006 ; ABN: 15 211 513 464

The University of Sydney (USYD) is the applicant for this project which combines both University and Sydney Local Health District (RPA Lands). The University was founded in 1850, is Australia's first University and has an international reputation for outstanding teaching, as a centre of research excellence and as an active and engaged community leader. With 71,000 local and international students, the University offers high quality undergraduate and postgraduate courses in a comprehensive range of disciplines across 6 faculties and 3 schools.

University Infrastructure (UI) is responsible for the management of the University's property and infrastructure portfolio which will shortly comprise buildings with a gross floor area of almost 800,000m² and an asset value approaching \$3 billion. The portfolio is comprised within a number of campuses including the Main Campus (located at Camperdown/Darlington) and the Satellite Campuses (located primarily at Camden and Westmead).

3. PROJECT DESCRIPTION:

The proposed **Sydney Biomedical Accelerator** complex will be a new collaborative world-class biomedical innovation precinct that will integrate world-leading fundamental biomedical science with clinical research and innovation. The SBA complex will realise the University's and NSW Health's vision to create a first-in-Australia precinct that will integrate world-leading fundamental biomedical science with clinical research and innovation, building on our 137-year partnership with RPAH and new partnerships with the rapidly emerging Tech Central precinct. USYD and the SHLD have identified the opportunity to drive research innovation through collaboration while leveraging their long-standing relationship and physical adjacency between RPAH and USYD's Camperdown campus.

Excellence in biomedical science – and health and medicine more generally – is fundamental to the reputation of the University as a leading global comprehensive university, and RPAH as Australia's highest ranked tertiary / quaternary provider of specialist health services.

The development of the SBA is underpinned by a set of ambitious objectives that aim to change the way biomedical research and healthcare is delivered in NSW and beyond. These objectives include:

- Delivering improved health outcomes, faster, through enhanced and accelerated translation of cutting edge basic biomedical research;
- Harnessing data and innovation in medical research;
- Capitalising on the Camperdown-RPAH Precinct's world-leading position;
- Strengthening commercialisation and innovation opportunities with industry;
- Scaling a world class biomedical research Precinct;
- Delivering on NSW Health priorities considering proximity to RPAH and opportunities for future connections between RPAH and the Health Precinct; and
- create an environment that makes people feel empowered, important, and excited to be in.

The SBA development will expand upon the University of Sydney's recently constructed Susan Wakil Health Precinct Development Stage 1 (**SSD 7974** approved by the Minister for Planning on 11 September 2018) with the Stage 2 SBA complex. The new SBA building is intended to accommodate the following high-level functions:

1. A new mortuary and anatomy teaching facility;
2. Several levels of Modular Wet lab research facilities (PC2 & PC3 labs);
3. Core research facilities;
4. A new expanded loading dock to serve both the SWHB and SBA;
5. Back of house and storage facilities; and
6. A range of campus and public domain facilities and connections.

4. PROJECT ADDRESS:

- Land within the Royal Prince Alfred Hospital, bounded by Gloucester House Road and Missenden Road to the west, St. Andrews College to the south, John Hopkins Drive and the principal existing Royal Prince Alfred Hospital to the north, and The University Camperdown campus to the east. Lot 1000 in DP 1159799. **Site B** overleaf.
- Land within the University of Sydney's Camperdown Campus, Health Precinct, bounded by Western Avenue to the east, Cadigal Lane and St. Andrews College to the south, the Royal Prince Alfred Hospital boundary to the west, and the University Oval No 1 to the north (refer to Figure 1 overleaf). Lot 1 in DP 1171804. **Site IWBB** overleaf.

The buildings of the SBA complex illustrated overleaf are more broadly described as follows:

- **Building A (RPAH):** Retention of Gloucester House and internal refurbishment for dry research support space and clinics (some fit-out has already commenced) – being delivered by SLHD not in the scope of this Scoping Report.
- **Building B (RPAH):** circa 8,000m² GFA over 8 floors of primarily PC2 wet lab research.
- **Isaac Wakil Biomedical Building (IWBB) (University):** circa 28,200m² GFA over 8 floors for PC2 wet lab research, mortuary and advanced anatomy teaching, clinical research facilities on rodents, and core research facilities.

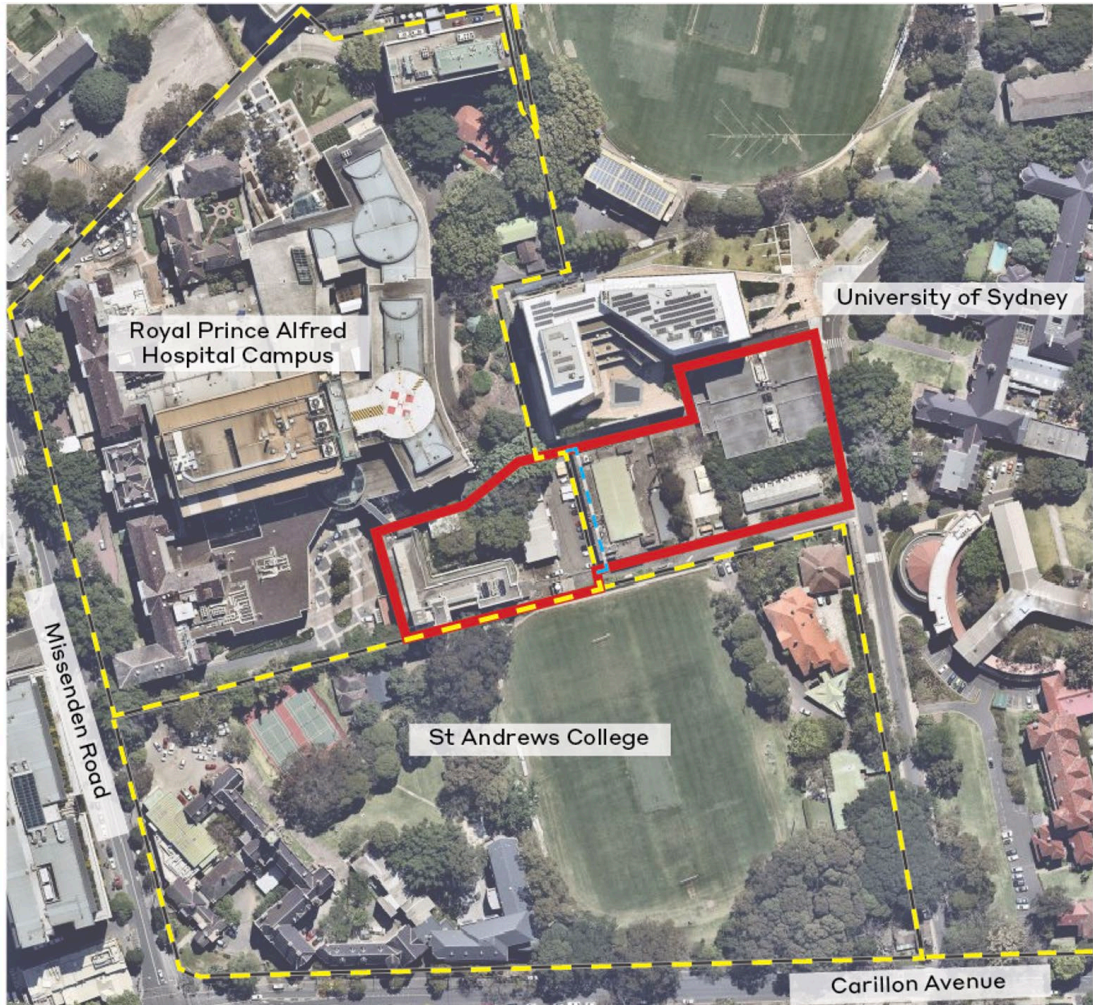


Figure 1: Project Site

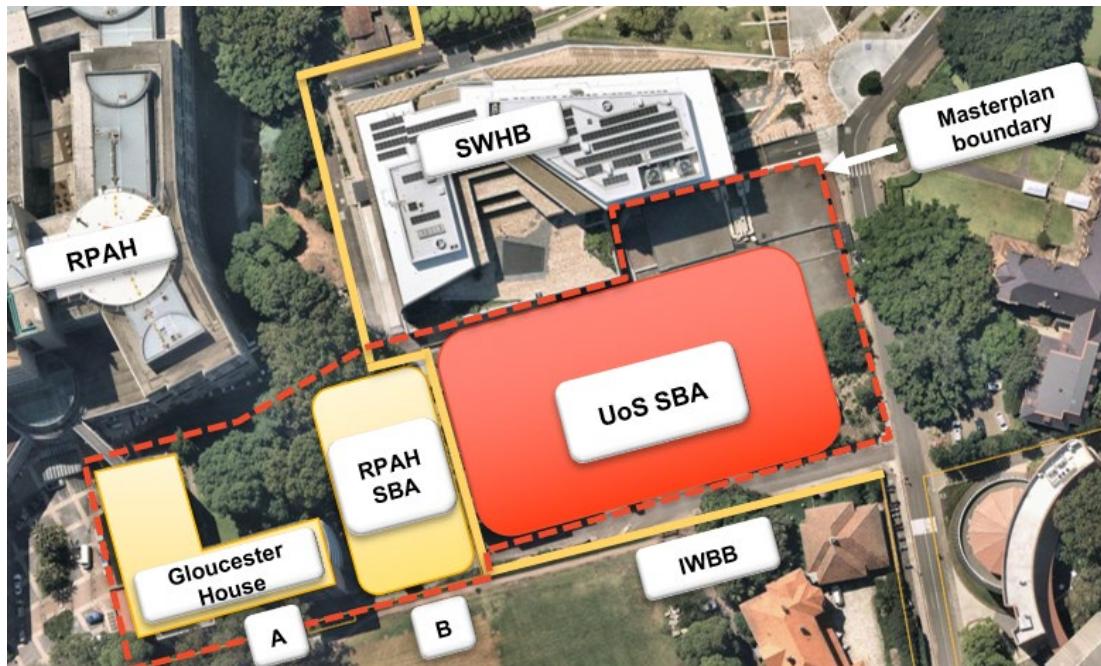


Figure 2: SBA Complex Building Layout

5. PROJECT TYPE:

- State Significant Development as defined by the SEPP (Planning Systems) 2021:

INDUSTRY SPECIFIC SEARs:

The University notes that the Industry specific SEARs for *Tertiary Institutions* and for *Hospitals, medical centres and health research facilities* are practically the same. As the prevailing use of the SSD project is for medical and health research, the project volunteers the following industry specific SEAR for the proposed SBA development:

- Hospitals, medical centres and health research facilities – copy at **Attachment A**

6. STRATEGIC CONTEXT:

6.1 Sydney Local Environmental Plan 2012

Both the RPAH and University of Sydney sites in Camperdown Campus are located within the **City of Sydney** Local Government Area (LGA). Both sites are zoned SP2 (Infrastructure) under the Sydney LEP 2012 and specified for *Educational Establishment* and *Health* respectively.

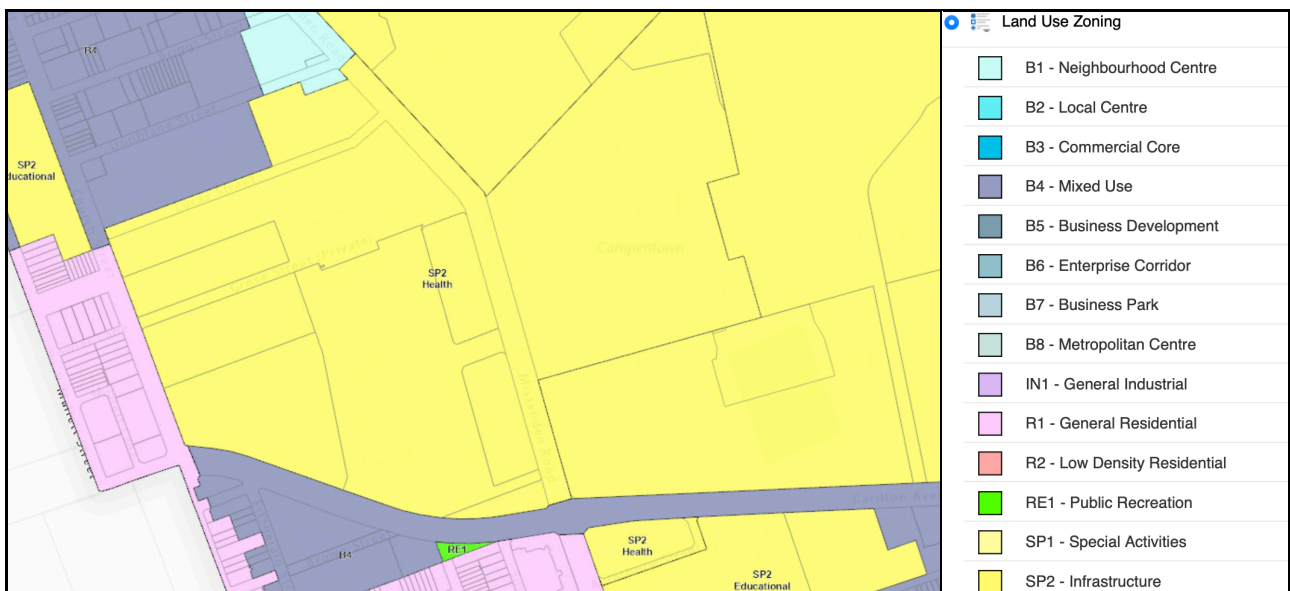


Figure 3: Sydney LEP 2012 land use zoning (source City of Sydney Council)

6.2 The Greater Sydney Region Plan

The proposed development will be consistent with *A Metropolis of Three Cities – the Greater Sydney Region Plan*, as it seeks to enhance a combination of education and health land uses at the University Camperdown campus and the RPAH, being key assets of the Innovation and Eastern Economic Corridors identified under the Plan.

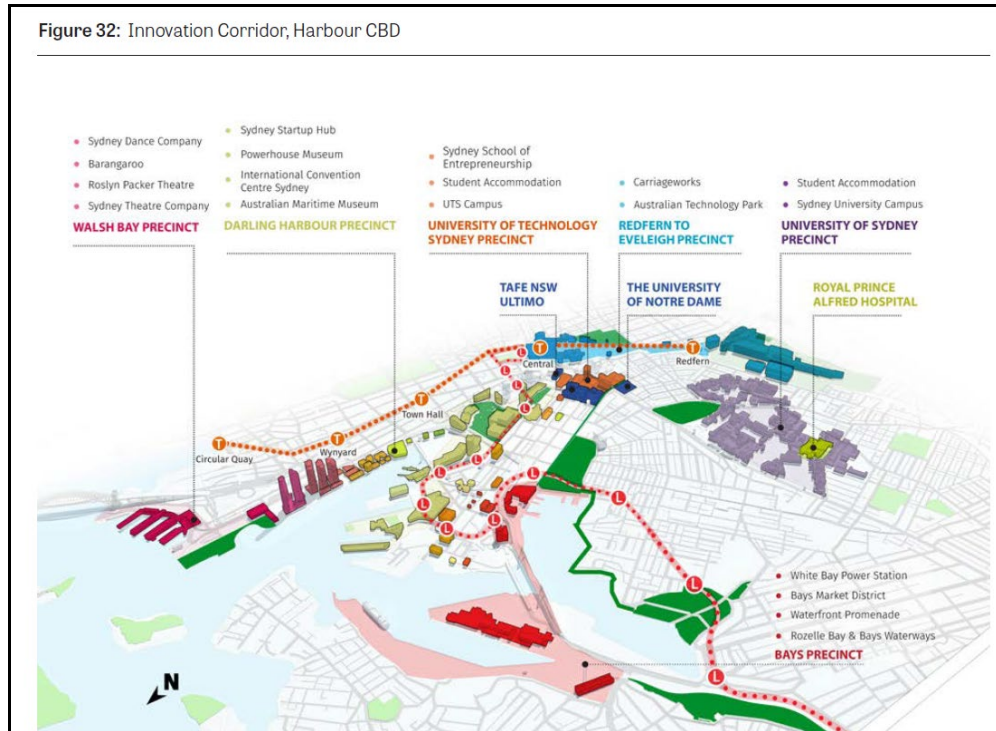


Figure 4: Innovation Corridor (source City of Sydney Council)

6.3 The Eastern City District Plan Sydney Region Plan

The proposed development will be consistent with the *Eastern Sydney District Plan* (GSC March 2018), as it will support the continuing growth of the Camperdown-Ultimo Health and Education Precinct by fostering growth in internationally competitive economic sectors and precincts; knowledge intensive jobs; supports changing technologies and contributing to creating a 30-minute city (source Planning Priority E8 Growing and investing in health and education precincts and the Innovation Corridor).

6.4 Tech Central and the Camperdown Node

The RPAH and USYD Camperdown campus form part of *Tech Central* located within the Camperdown Node. Early planning conducted by the parties referred to the Camperdown Health, Education and Research Precinct (CHERP). The CHERP includes other education and research institutions, and supporting local industries. The principal objective of the CHERP is to build upon the existing health, education and research strengths of these stakeholders to create an area of international standing with a diverse and engaging public realm. The CHERP establishes the intention to deliver the SBA Project under a collaborative partnership between SLHD and USYD.

6.5 Camperdown-Ultimo Place Strategy

The Greater Sydney Commission's (GSC) *Camperdown-Ultimo Collaboration Area Place Strategy* envisages an internationally competitive health, education, research and innovation area between Haymarket and Camperdown. The 2036 Vision Statement for the Camperdown-Ultimo Collaboration Area establishes the goal to deliver:

- High growth sectors, new jobs and new investment.
- Economic and social contribution to NSW.
- Major contribution to research, discovery and innovation.
- Excellence in research and industry collaboration.
- Authenticity, character, outstanding architecture, engaging streetscapes and built environment.
- Under Action 27, the Place Strategy establishes the goal of providing a biotechnology hub within the Camperdown activity node.

7. RELATED DEVELOPMENT - THE UNIVERSITY OF SYDNEY CAMPUS IMPROVEMENT PROGRAM SSD 6123:

This University of Sydney’s proposed components of SBA IWBB site is designed to fit within the University’s SSD approved *Campus Improvement Program* (the “CIP”) Concept Plan for the Health Precinct on Camperdown campus (**SSD 6123**, approved by the Minister for Planning on 16 February 2015), with the minor exception of:

- Infill on the 6 metre setback from the common boundary with the adjoining RPAH (see **Figure 5** below); and
- Level 8 balustrade and part minor rooftop protrusions through the south to north plane and maximum height, with minimal and acceptable levels of shadows cast upon the St Andrew’s oval and playing field space to the south (see **Figure 6** below).

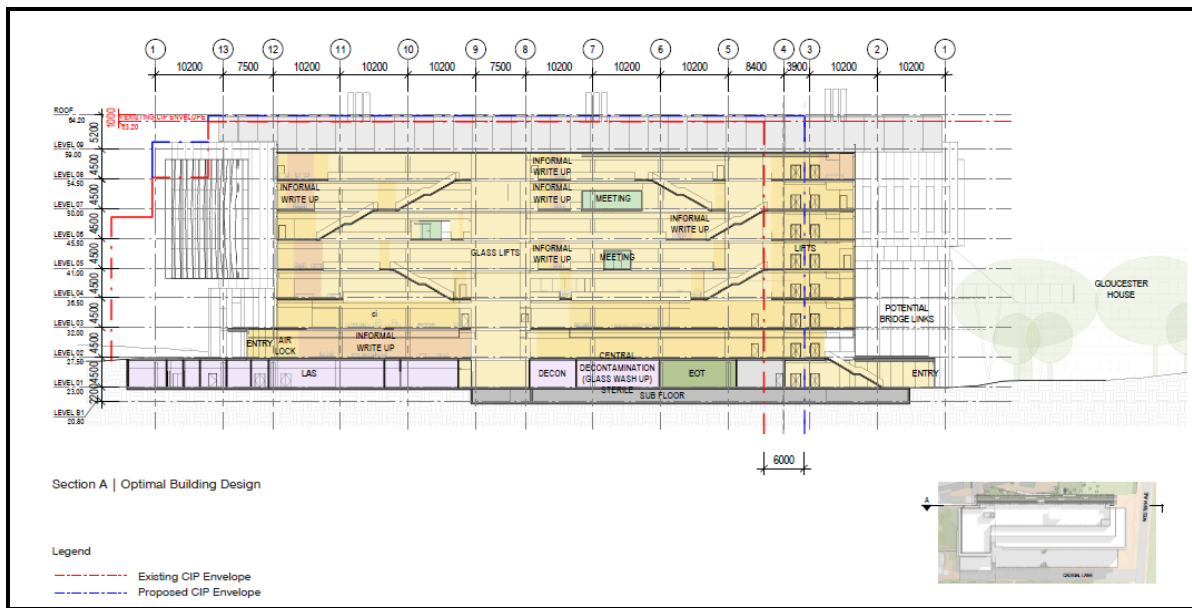


Figure 5: Infill of CIP 6 metre setback from RPA land

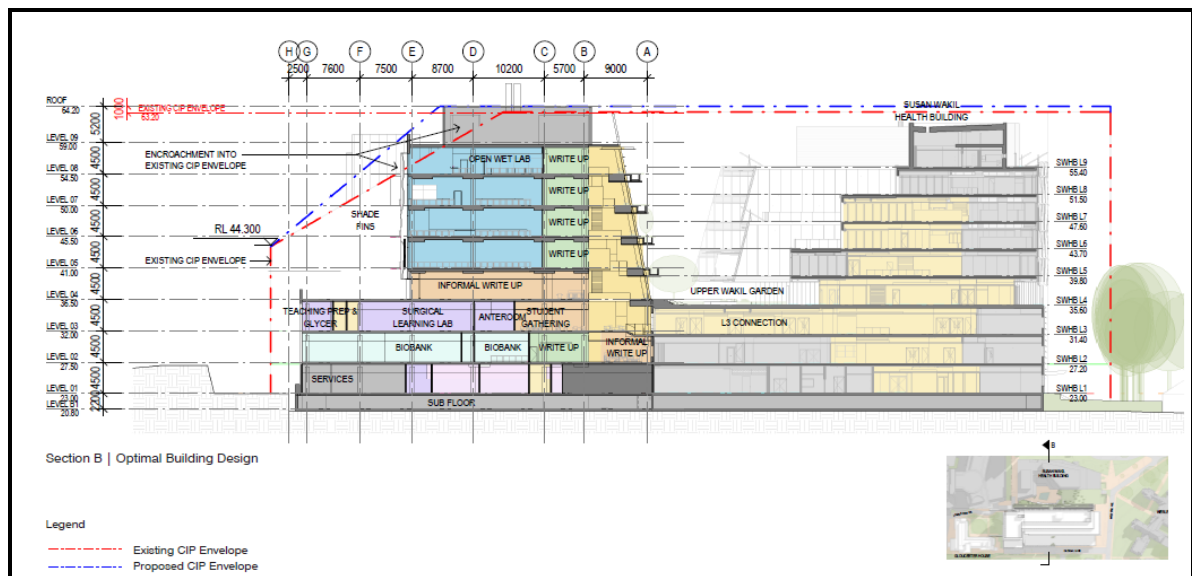


Figure 6: Protrusion through the CIP building envelope plane

A Section 4.55(1A) modification application to SSD 6123 will be lodged to modify the University’s CIP envelope for the IWBB site to accommodate minor variations to the concept building envelope applying to the University’s land the subject of this SSD application as described above. The MOD proposal will seek that this be assessed concurrently with the SSD proposal for the SBA.

Specifically, the variation will seek to delete the CIP SSD 6123 condition (on stamped Plans SSD E-11 to E-16) requiring a 6 metre building setback from the common SLHD property boundary with the RPAH. The SSD proposal will include a submission of support by SLHD to facilitate the connection of Sites B (RPA) and IWBB (USYD) across the common boundary separating the two properties. The development over the two properties will facilitate building and pedestrian connections between the University’s and SLHD’s sites and further pedestrian connection to Missenden Road.

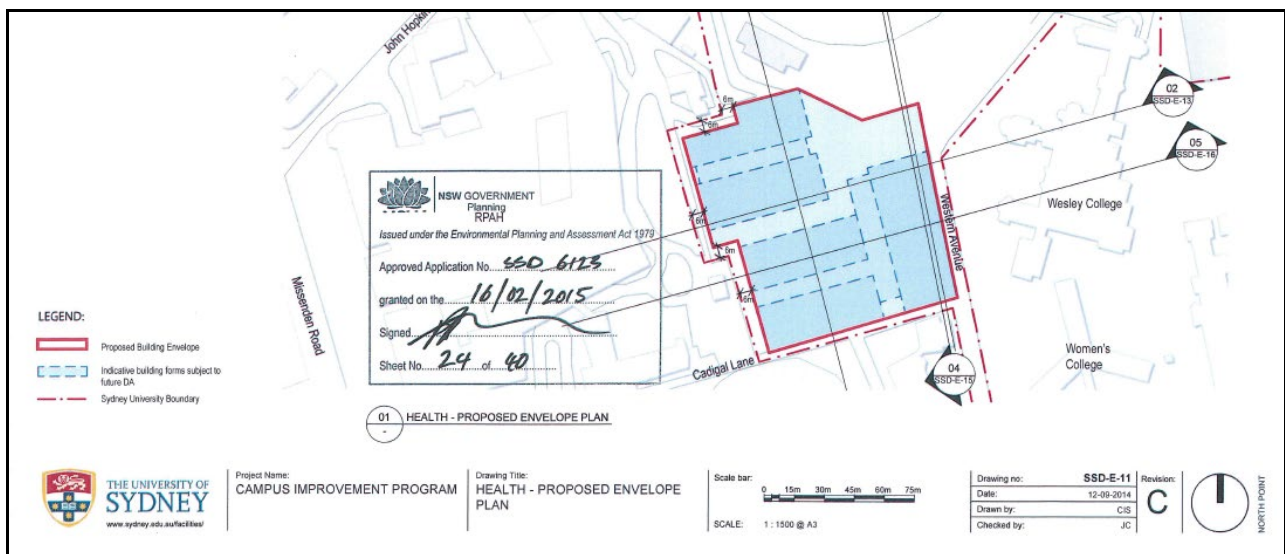


Figure 7: Approved CIP – SSD 6123 - Camperdown Health Precinct

8. COMPETITIVE DESIGN PROCESS:

A Design Excellence Strategy was developed in consultation with Government Architect NSW (GANSW), which outlined a tailored design competition approach to satisfy the intent of Clause 6.21 of SLEP 2012. A Competition Brief was developed in conjunction with USYD, HI, GANSW and City of Sydney Council to articulate the competition process, brief and evaluation criteria. An “Invited Architectural Design Competition” was held in accordance with the Sydney Local Environmental Plan - 2012 Division 4 Design Excellence provisions.

A Competition Panel was established from members of the following organisations:

- Jury Chair & Member 1: Government Architect NSW representative.
- Member 2: Department of Planning & Environment representative.
- Member 3: City of Sydney Council representative.
- Member 4: University of Sydney representative.
- Member 5: Sydney Local Health District (SLHD) representative.
- Member 6: Health Infrastructure (HI) representative.

Competition submissions were received on 20 May 2022. On 01 July 2022 the Jury selected **Denton Corker Marshall + HDR** as the successful winning architect for the project. The

Jury's Competition Report has identified a number of Design Excellence elements which are required to be maintained and those elements of the design which are required to be further developed prior to submission of the SSD application. The architect and the consultant team are required to work through these elements and received endorsement by the Design Integrity Panel (DIP) convened for the project.

9. STATUTORY CONTEXT:

The Environmental Impact Statement (EIS) that will be prepared to accompany the SSD application will address relevant statutory and environmental planning instruments including:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2021;
- Heritage Act 1977;
- State Environmental Planning Policy (Policy Systems) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- State Environmental Planning Policy (Resilience & Hazards) 2021;
- Biodiversity Conservation Act 2016;
- Sydney Local Environmental Plan 2012; and
- Sydney Development Control Plan 2012.

10. ENGAGEMENT

The building envelope for the greater Health Precinct has been developed through extensive consultation with Government agencies and adjoining landowners including various University Colleges.

Adjoining landowners to the project site are limited. To the west of the USYD and RPAH site is Missenden Road and further SLHD facilities. To the East is the Wesley College on University land, providing residential accommodation for students studying at the university. To the south is a small building which encompasses Harper Building, Gillespie Hall and Angus Hall. The building is operated by St Andrews College (on University land), which also provides residential accommodation for university students. To the North is the University Oval Number 1 Grandstand which is a University owned asset and the operators are informed about the future development. All adjoining uses and operators will be consulted during the preparation of the SSD application.

The University and SLHD understand the SEARs will be forwarded to the City of Sydney, and the Heritage Office NSW, the latter of which is a member of the University Heritage Advisory Group (committee to overview all works affecting university heritage buildings). The University will undertake a program of further consultation as directed by the SEARs.

Initial discussions and consultation have already commenced with DPE, and also with the City of Sydney Council which has been actively and closely involved with the "Invited Architectural Design Competition" conducted in accordance with the *Sydney Local Environmental Plan - 2012 Division 4 Design Excellence provisions*.

11. CAPITAL INVESTMENT VALUE:

The CIV for Sites B (RPA) and IWBB (USYD) are estimated at a total **of \$353M** and comprising:

- Site B: \$ 98M; and
- Sites IWBB: \$255M

12. TIMEFRAME:

USYD and HI/SLHD have adopted a notional timeframe comprising:

- Phase 1 – Invited Competitive design process – completed.
- Phase 2 Design Development to SSDA submission and determination – Q1 2024
- Phase 3 Design Development – tender documents to award of Principal Building Contract – Q3 2024
- Phase 3 Early Enabling Works for site demolitions and services diversion – Q3 2023
- Phase 4 Main Building Works to occupation – Q2 2027.

13. PROPONENT CONTACTS:

The University looks forward to DPE's response on this Scoping report.

Please direct your response and comments to the University of Sydney's Town Planner Stephane Kerr via email stephane.kerr@sydney.edu.au or mobile 0412661742.

ATTACHMENT A

Industry Specific SEARS - Hospitals, medical centres and health research facilities

Planning Secretary's Environmental Assessment Requirements



Hospitals, medical centres and health research facilities

Application

These assessment requirements apply to eligible applications¹ for development that is specified in Schedule 1, Section 14 in *State Environmental Planning Policy (Planning Systems) 2021*.

Development details

Application number	
Project name	
Location	
Applicant	
Date of issue	

Content and guidance

Any Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and the *State Significant Development Guidelines*.

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

Key issues and documentation

Issue and Assessment Requirements	Documentation
<p>1. Statutory Context</p> <ul style="list-style-type: none">Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines.Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.If the development is only partly State significant development (SSD) declared under Chapter 2 of SEPP (Planning Systems) 2021, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD.Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination.	<ul style="list-style-type: none">Address in EIS

¹ Industry-specific SEARs only apply to SSD applications other than those that:

- would be designated development but for the Act, section 4.10(2), or
- are partly prohibited by an environmental planning instrument (EPI), or
- are wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5), or
- are a concept development application for State significant development.

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Hospitals, medical centres and health research facilities

<p>2. Capital Investment Value and Employment</p> <ul style="list-style-type: none"> • Provide a detailed calculation of the capital investment value (CIV) of the development prepared by a AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor in accordance with <i>Planning Circular PS 21-020: Calculation of Capital Investment Value</i>. The calculation of the estimated CIV is to be accurate at the date of application and include details of all components and assumptions from which it is derived. • Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided. 	<ul style="list-style-type: none"> • Quantity Surveyor Report
<p>3. Design Quality</p> <ul style="list-style-type: none"> • Demonstrate how the development will achieve: <ul style="list-style-type: none"> ○ design excellence in accordance with any applicable EPI provisions. ○ good design in accordance with the seven objectives for good design in <i>Better Placed</i>. • Demonstrate that the development: <ul style="list-style-type: none"> ○ where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or ○ in all other instances, has been reviewed by the State Design Review Panel (SDRP) consistent with the <i>NSW SDRP: Guidelines for Project Teams</i>. • Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement. 	<ul style="list-style-type: none"> • Design Excellence Strategy (where design excellence is required by an EPI) • Competition Report (where a competitive design process has been held) • Design Review Report (where the project has been reviewed by the SDRP)
<p>4. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. • Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. • Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, roof design, materials, finishes, colours, any signage and integration of services. • Assess how the development complies with the relevant accessibility requirements. 	<ul style="list-style-type: none"> • Architectural drawings • Design Report • Survey Plan • Building Code of Australia Compliance Report • Accessibility Report
<p>5. Environmental Amenity</p> <ul style="list-style-type: none"> • Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces. 	<ul style="list-style-type: none"> • Shadow Diagrams • View Analysis

Planning Secretary's Environmental Assessment Requirements



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<ul style="list-style-type: none"> Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant). 	<ul style="list-style-type: none"> Pedestrian Wind Environment Assessment
<p>6. Visual Impact</p> <ul style="list-style-type: none"> Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment. 	<ul style="list-style-type: none"> Visual Analysis Visual Impact Assessment
<p>7. Public Space</p> <ul style="list-style-type: none"> Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. Demonstrate how the development: <ul style="list-style-type: none"> ensures that public space is welcoming, attractive and accessible for all. maximises permeability and connectivity. maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. minimises potential vehicle, bicycle and pedestrian conflicts. Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with <i>Crime Prevention and the Assessment of Development Applications Guidelines</i>. 	<ul style="list-style-type: none"> Public Space Plan (as part of the Design Report) CPTED Report
<p>8. Trees and Landscaping</p> <ul style="list-style-type: none"> Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. Provide a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). 	<ul style="list-style-type: none"> Arboricultural Impact Assessment Landscape Plan

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- provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.
- demonstrates how the proposed development would:
 - contribute to long term landscape setting in respect of the site and streetscape.
 - mitigate the urban heat island effect and ensure appropriate comfort levels on-site.
 - contribute to the objective of increased urban tree canopy cover.
 - maximise opportunities for green infrastructure, consistent with *Greener Places* and having regard to any bush fire risk.

9. Ecologically Sustainable Development (ESD)

- Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development.
- Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.
- Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources.

- ESD Report

10. Traffic, Transport and Accessibility

- Provide a transport and accessibility impact assessment, which includes:
 - an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections.
 - details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading.
 - analysis of the impacts of the proposed development during construction and operation (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments.
 - measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including

- Transport and Accessibility Impact Assessment
- Construction Traffic Management Plan
- Green Travel Plan or equivalent

Planning Secretary's Environmental Assessment Requirements



Hospitals, medical centres and health research facilities

<p>proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with the relevant standards.</p> <ul style="list-style-type: none"> ○ measures to promote sustainable travel choices for employees and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan. ● Provide a Construction Traffic Management Plan detailing construction vehicle routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated. 	
<p>11. Biodiversity</p> <ul style="list-style-type: none"> ● Assess any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the development is on biodiversity certified land. ● If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification. 	<ul style="list-style-type: none"> ● Biodiversity Development Assessment Report or BDAR Waiver
<p>12. Noise and Vibration</p> <ul style="list-style-type: none"> ● Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented. 	<ul style="list-style-type: none"> ● Noise and Vibration Impact Assessment
<p>13. Ground and Water Conditions</p> <ul style="list-style-type: none"> ● Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils. ● Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on: <ul style="list-style-type: none"> ○ surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses. ○ groundwater resources in accordance with the <i>Groundwater Guidelines</i>. 	<ul style="list-style-type: none"> ● Geotechnical Assessment ● Surface and Groundwater Impact Assessment ● Salinity Management Plan and/or Acid Sulfate Soils Management Plan
<p>14. Water Management</p> <ul style="list-style-type: none"> ● Provide an Integrated Water Management Plan for the development that: 	<ul style="list-style-type: none"> ● Water Management Plan

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<ul style="list-style-type: none"> ○ is prepared in consultation with the local council and any other relevant drainage or water authority. ○ outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision). ○ details the proposed drainage design (stormwater and wastewater) for the site including any on-site treatment, reuse and detention facilities, water quality management measures, and nominated discharge points. ○ demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts. ● Where water and drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority. 	
<p>15. Flooding Risk</p> <ul style="list-style-type: none"> ● Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the <i>NSW Floodplain Development Manual</i>. ● Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required. 	<ul style="list-style-type: none"> ● Flood Risk Assessment
<p>16. Hazards and Risks</p> <ul style="list-style-type: none"> ● Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021. ● Where required by SEPP (Resilience and Hazards) 2021, provide a Preliminary Hazard Analysis prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis and Multi-Level Risk Assessment</i>. ● If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis. 	<ul style="list-style-type: none"> ● Preliminary Hazard Analysis <p>If required:</p> <ul style="list-style-type: none"> ● Hazard Analysis (Pipeline)
<p>17. Contamination and Remediation</p> <ul style="list-style-type: none"> ● In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development. 	<ul style="list-style-type: none"> ● Preliminary Site Investigation <p>If required:</p> <ul style="list-style-type: none"> ● Detailed Site Investigation ● Remedial Action Plan

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	<ul style="list-style-type: none"> • Preliminary Long-term Environmental Management Plan
<p>18. Waste Management</p> <ul style="list-style-type: none"> • Identify, quantify and classify the likely waste streams to be generated during construction and operation. • Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. • Identify appropriate servicing arrangements for the site. • If buildings are proposed to be demolished or altered, provide a hazardous material survey. 	<ul style="list-style-type: none"> • Waste Management Plan • Hazardous Material Survey
<p>19. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> • Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts on any Aboriginal cultural heritage values on the land. 	<ul style="list-style-type: none"> • Aboriginal Cultural Heritage Assessment Report
<p>20. Environmental Heritage</p> <ul style="list-style-type: none"> • Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated. 	<ul style="list-style-type: none"> • Statement of Heritage Impact • Archaeological Assessment
<p>21. Social Impact</p> <ul style="list-style-type: none"> • Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>. 	<ul style="list-style-type: none"> • Social Impact Assessment
<p>22. Infrastructure Requirements and Utilities</p> <ul style="list-style-type: none"> • In consultation with relevant service providers: <ul style="list-style-type: none"> ○ assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. ○ identify any infrastructure required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. ○ provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development. 	<ul style="list-style-type: none"> • Infrastructure Delivery, Management and Staging Plan
<p>23. Bush Fire Risk</p> <ul style="list-style-type: none"> • If the development is on bush fire prone land, or a bush fire threat is identified on or adjoining the site, provide a bush fire assessment that 	<ul style="list-style-type: none"> • Bush Fire Assessment

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<p>details proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>.</p>	
<p>24. Aviation</p> <ul style="list-style-type: none"> • If the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS. • If the site contains or is adjacent to a HLS, assess the impacts of the development on that HLS. 	<ul style="list-style-type: none"> • Aviation Report
<p>25. Construction, Operation and Staging</p> <ul style="list-style-type: none"> • If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated. 	<ul style="list-style-type: none"> • Address in EIS
<p>26. Contributions and Public Benefit</p> <ul style="list-style-type: none"> • Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit. • Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided. 	<ul style="list-style-type: none"> • Address in EIS
<p>27. Engagement</p> <ul style="list-style-type: none"> • Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: <ul style="list-style-type: none"> ○ the relevant Department assessment team. ○ any relevant local councils. ○ any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City). ○ the community. ○ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	<ul style="list-style-type: none"> • Engagement Report

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Version details

Version Number	Publication Date	Notes
1.5	24 October 2022	-