



Environmental Impact Statement

State Significant Development Application

Sutherland Hospital Redevelopment

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

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April 2015 | 14-139

Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
01 - Draft	1/04/15	Melanie Krzus <i>Associate</i>	David Ryan <i>Executive Director</i>	 David Ryan <i>Executive Director</i>
02 - Final Draft	9/04/15	Melanie Krzus <i>Associate</i>	David Ryan <i>Executive Director</i>	
03 - Final	21/04/15	Melanie Krzus <i>Associate</i>	David Ryan <i>Executive Director</i>	

This document is preliminary unless approved by a Director of City Plan Strategy & Development.

CERTIFICATION

This report has been authorised by City Plan Strategy & Development, with input from a number of other expert consultants, on behalf of the Client. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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Declaration and Certification

I certify that I have prepared the content of this Environmental Impact Statement (EIS) and to the best of my knowledge:

- it is in accordance with Schedule 2 of the Environmental Planning and Assessment Regulation 2000;
- it contains all available information that is relevant to the environmental assessment of the development to which the statement relates; and
- the information contained in the statement is neither false nor misleading.

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Appendix	Document	Prepared/Issued by	Date of Issue
1	Secretary's Environmental Assessment Requirements	NSW Department of Planning and Infrastructure	19.12.14
2	Quantity Surveyor's Cost Report	Aqunta	12.03.15
3	Site Survey	LTS Lockley	17.07.14
4	Architectural Plans & Design Statement, Landscape Plans & ESD Principles	BVN Architects (Architecture and ESD) Arcadia Landscape Architecture (Landscape)	12.03.15
5	Site Contamination Study	Douglas Partners	24.11.14 & 20.03.15
6	Hazardous Materials Building Survey	Noel Arnold & Associates	November 2011
7	Utilities/Services Statements - Infrastructure Management Plan	Donnelley Simpson Cleary (Hydraulic and Fire) WSP (Electrical)	24.02.15 26.02.15
8	Integrated Water Management Plan	Donnelley Simpson Cleary	20.01.15
9	Arborist Report	Allied Tree Consultancy	03.04.15
10	SEPP 33 Assessment	Safety Engineering & Technical Services	23.03.15
11	Geotechnical Report	Douglas Partners	17.07.14
12	Acoustic Report (Operational)	Wood & Grieve Engineers	25.02.15
13	Construction Noise and Vibration Management Plan	Wood & Grieve Engineers	25.02.15
14	Traffic & Parking Assessment (construction and operational)	ARUP	07.04.15
15	Civil Report	Taylor Thomson Whitting	09.04.15
16	Structural Design Statement	Taylor Thomson Whitting	17.03.15
17	Aboriginal Heritage Assessment	Artefact Heritage	March 2015
18	Operational Waste Management Plans	SESLHD	2011 and 2013
19	Hazardous Materials Storage Policy	SESLHD	18.03.15
20	Preliminary Construction Management Plan	Capital Insight	March 2015

1. Executive Summary

This Environmental Impact Statement (EIS) has been prepared by City Plan Strategy and Development Pty Ltd (CPSD) on behalf of Capital Insight (CI) and for NSW Health Infrastructure (HI) and is submitted to the Minister for Planning and Environment for a State Significant Development Application (SSDA) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and State Environmental Planning Policy State and Regional Development 2011 (SEPP SRD).

It relates to the redevelopment of part of the existing Sutherland Hospital (SH) in Caringbah for the purpose of a new and expanded Emergency Department (ED), a new acute inpatient services unit, including a high dependency unit and a general medical unit and refurbishment of internal areas of an existing hospital building. The new building will comprise two (2) storeys with a third storey of plant. Works are also proposed to reconfigure existing parking and roads to the north, west and south-west of the proposed new hospital building. Tree removal, civil and landscaping works are also proposed within the site, as well as new hospital signage.

Further details regarding the proposed development are set out in Section 4 of this EIS.

The proposed redevelopment has a Capital Investment Value (CIV) of more than \$30 million and is therefore classified as State Significant Development (SSD) pursuant to Schedule 1 of the State Environmental Planning Policy State and Regional Development (SEPP SRD).

This EIS responds to the Secretary's Environmental Assessment Requirements (SEARs) issued for the proposal on 19 December 2014. In accordance with those SEARs, this EIS provides an assessment of the environmental risk and impacts of the proposed development and sets out the undertakings made by HI to mitigate and manage any potential impacts arising from the development.

All identified impacts are addressed in the EIS and are capable of being ameliorated through the implementation of appropriate mitigation measures, as set out in Section 10 of this EIS.

Sutherland Hospital (SH) is a major metropolitan hospital and associated teaching hospital of the University of NSW, currently operating at its physical capacity. The proposed development is critical in that it will greatly assist in providing contemporary healthcare services to satisfy the most pressing requirements identified within the South Eastern Sydney Local Health District Health Care Services Plan 2012-2017. Importantly, this proposal strongly aligns with Commonwealth, NSW, and NSW Health strategic objectives for the provision of improved health services to the wider Metropolitan Sydney community.

The EIS fulfils the requirements of the EP&A Act and addresses all relevant matters for consideration prescribed by the SEARs, demonstrating that the impacts of the proposal can be satisfactorily managed or mitigated. In light of the above, and the benefits of the proposal, we recommend that consent be granted to the proposed development.

2. Introduction

2.1 Purpose of this EIS

The proposed development at Sutherland Hospital (SH) is identified as State Significant Development (SSD) under State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP).

Part 4.1 of the Environmental Planning and Assessment Act 1979 (EP&A Act) applies to SSD and requires that an Environmental Impact Statement (EIS) be prepared to accompany development applications in respect of SSD.

This EIS has been prepared to address a range of relevant matters for consideration as required under the EP&A Act 1979 and EP&A Regulation 2000, including the following:

- Details of the proposed development, including analysis of feasible alternatives;
- Assessment of potential environmental impacts of the proposed infrastructure in accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued on 19 December 2014;
- Measures proposed to mitigate any adverse impacts on the environment; and
- Justification for the development and recommendation for planning approval.

This EIS has been prepared in accordance with Clauses 6 and 7 of Schedule 2 of the EP&A Regulation 2000.

2.2 Structure of this EIS

This EIS is structured as follows:

TABLE 1: STRUCTURE OF EIS

Section	Description
1 Executive Summary	Summary of the EIS
2 Introduction	Overview of the EIS and background to the proposal.
3 Site Analysis	Analysis of the site.
4 Description of the Development	Description of the proposed development, as well as the other alternative schemes that were considered.
5 Secretary's Environmental Assessment Requirements	An overview of the SEARs issued by the Department of Planning and Environment on 19 December 2014.
6 Statutory Planning Considerations	Consideration of the relevant statutory planning considerations including relevant Acts, SEPPs and LEP as they apply to the site and proposed development.
7 Strategic Planning Considerations	Consideration of the relevant strategic planning considerations as they apply to the site and proposed development.
8 Environmental Impact Assessment	Addresses the key issues identified in the SEARs.
9 Section 79C Evaluation Summary	Consideration of relevant matters for consideration under Section 79C of the EP&A Act.
10 Mitigation Measures	Provides a compilation of proposed mitigation measures for the redevelopment.
11 Conclusion	Summarises the key issues and provides a recommendation to approve the proposed development as outlined in this SSDA and EIS.

2.3 The Site

The development site is primarily located within the existing Sutherland Hospital (SH) campus in Caringbah.

SH comprises two (2) allotments, owned by the South Eastern Sydney Local Health District (SESLHD):

- Lot 1 DP 119519; and
- Lot 1 D 432283.

An adjacent lot (Lot 1 DP 398975) comprises the Ambulance NSW Station and is under the ownership of Ambulance NSW. Minor proposed internal hospital road works encroach into this allotment. We understand that this allotment falls under delegation of the HAC and owner's consent is therefore not required from Ambulance NSW for these works.

This SSDA therefore encompasses these three (3) allotments, which are referred to as "the site" for the remainder of this EIS.

2.4 Project Objectives

The proposed redevelopment at Sutherland Hospital forms part of a wider program for the delivery of improved healthcare and associated services in the SESLHD.

The overall aims of this project are to:-

- Achieve significant improvements in capacity, thus enabling a higher scope of clinical care to be delivered to local residents;
- Remedy the current sub-standard facility environments;
- Implement contemporary models of care to better meet the needs of the community;
- Expand capacity to respond effectively to projected demand for urgent and immediate care needs;
- Reduce demand for overnight beds and length of stay through the implementation of hospital avoidance models of care;
- Meet the health care needs of the growing aged population now and into the future; and
- Attract and retain a skilled and sustainable workforce at SH.

Planning for the redevelopment at SH has been informed by the Clinical Services Plan for SESLHD 2012-2017 and consultation with the community, SH stakeholders and Sutherland Shire Council. The proposed development will seek to provide the physical capacity to support the increasing health service demands and new models of care being driven by a growing and ageing population and also requirements of the Building Code of Australia.

2.5 Development for Which Approval is Sought

This SSDA seeks approval for the following:

- A new and expanded Emergency Department (ED) treatment spaces and resuscitation bays;
- New acute inpatient beds, including a high dependency/intensive care unit and a general medical unit;
- Additional storage space for theatres to improve efficiencies and increase the capacity of the department;
- Internal refurbishment of areas within the existing hospital building adjacent to the new-build for the purpose of medical imaging and storage;
- Civil and road works to reconfigure existing roads and on-grade parking adjacent to the new emergency department;
- Tree removal, landscaping and new tree planting is proposed within the development zone; and
- New hospital signage.

2.6 The Proponent and Project Team

This SSDA and EIS has been prepared on behalf of HI. The principal consultant team for the project is set out in Table 2 below.

TABLE 2: PROPONENT AND PROJECT TEAM

Role	Consultant
Proponent	NSW Health Infrastructure
Project Manager	Capital Insight
Town Planner	City Plan Strategy and Development
Surveyor	LTS Lockley
Architect	BVN Architects
ESD	BVN Architects & Services Consultants
Contamination	Douglas Partners
Utilities and Services	Donnelly Simpson Cleary & WSP
Hazardous Materials	Noel Arnold & Associates
SEPP 33	Safety Engineering & Technical Services
Civil Engineer	Taylor Thomson Whitting (TTW)
Structural Engineer	TTW
Mechanical Engineer	Steensen Varming
Arborist	Allied Tree Consultancy
Landscape Architect	Arcadia Landscape Architecture
Traffic and Parking Consultant	ARUP
Geotechnical Engineer	Douglas Partners
Acoustic Consultant	Wood & Grieve Engineers
Aboriginal Heritage Consultant	Artefact Heritage
Construction Management	Capital Insight
Construction Waste Management	Capital Insight
Waste Management	SESLHD
Quantity Surveyor	Aquenta

3. Site Analysis

3.1 The Regional Context

Sutherland Hospital (SH), established in 1958, is a major metropolitan hospital and an associated teaching hospital of the University of NSW. There is a comprehensive range of emergency, surgical, medical, paediatric, maternity, mental health and community based services provided to the residents of the Sutherland Shire.

SH is located within the South Eastern Sydney Local Health District (SESLHD), which covers nine (9) Local Government Areas from Sydney's Central Business District to the Royal National Park and has a culturally and linguistically diverse population of over 830,000 people, which includes highly urbanised areas of eastern Sydney, southern Sydney and industrialised areas around Port Botany.

SESLHD covers urban and suburban communities and manages eight public hospitals and one public nursing home. The extent of the SESLHD and the location of the eight (8) SESLHD public hospitals are shown in the figure below.



Figure 1 SESLHD Map, red star identifying SH (Source: SESLHD)

3.2 Real Property Description

Sutherland Hospital (SH) is located in Caringbah, approximately 25 kilometres south of the Sydney CBD.

SH is located on the southern side of The Kingsway in Caringbah, has a street address of 126 Kareena Road and comprises three (3) separate allotments, which are listed below.

- Lot 1 DP 119519;
- Lot 1 DP 432283; and
- Lot 1 DP 398975.

The proposed works will be undertaken largely within Lot 1 DP 119519 and Lot 1 DP 432283, with a very small part of the road works associated with the new Emergency Department Entrance encroaching into Lot 1 DP 398975.

3.3 Ownership and Proponent

SH is currently under the ownership of the SESLHD (Lot 1 DP 119519 and Lot 1 DP 432283) and Ambulance NSW (Lot 1 DP 398975).

HI is the Proponent for the proposed works.

3.4 Site Description

SH is located on land that is bounded by The Kingsway to the north, Kareena Road to the west, Hinker Avenue to the east and the Sutherland railway line to the south.

A location plan of SH is below.

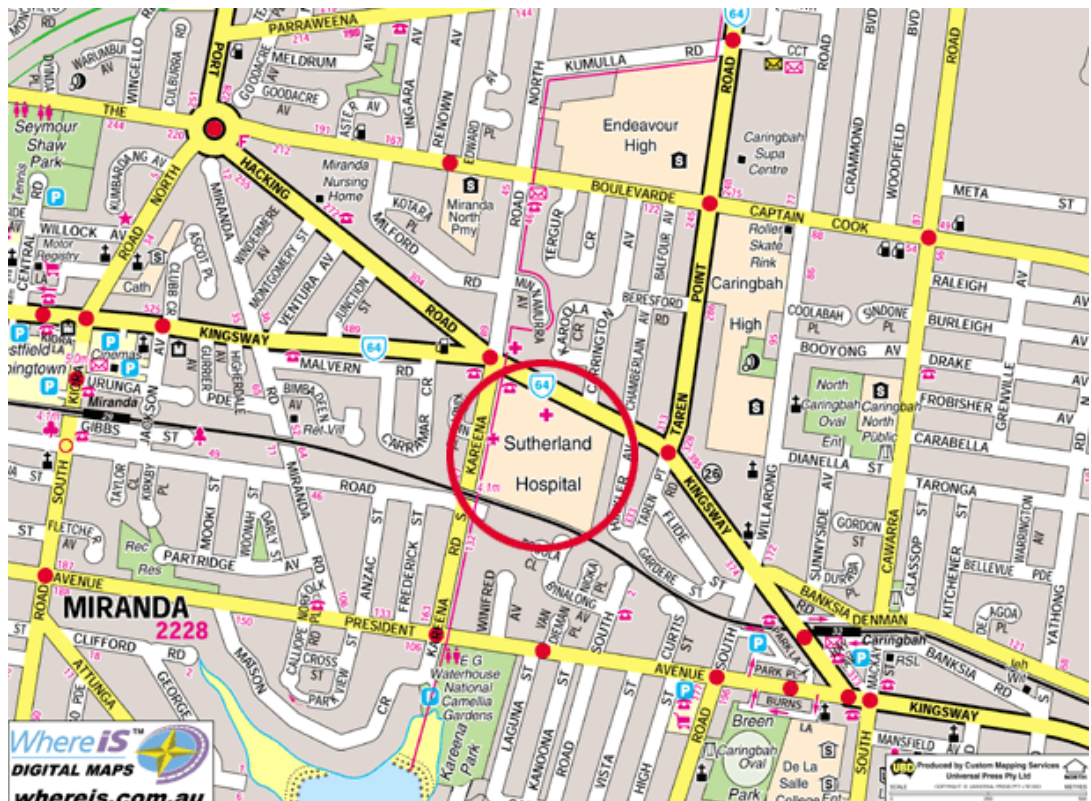


Figure 2 Location Plan of Sutherland Hospital (Source: www.seslhd.health.nsw.gov.au)

The following is a site plan of the hospital, showing the existing internal road network and the general footprint of buildings.

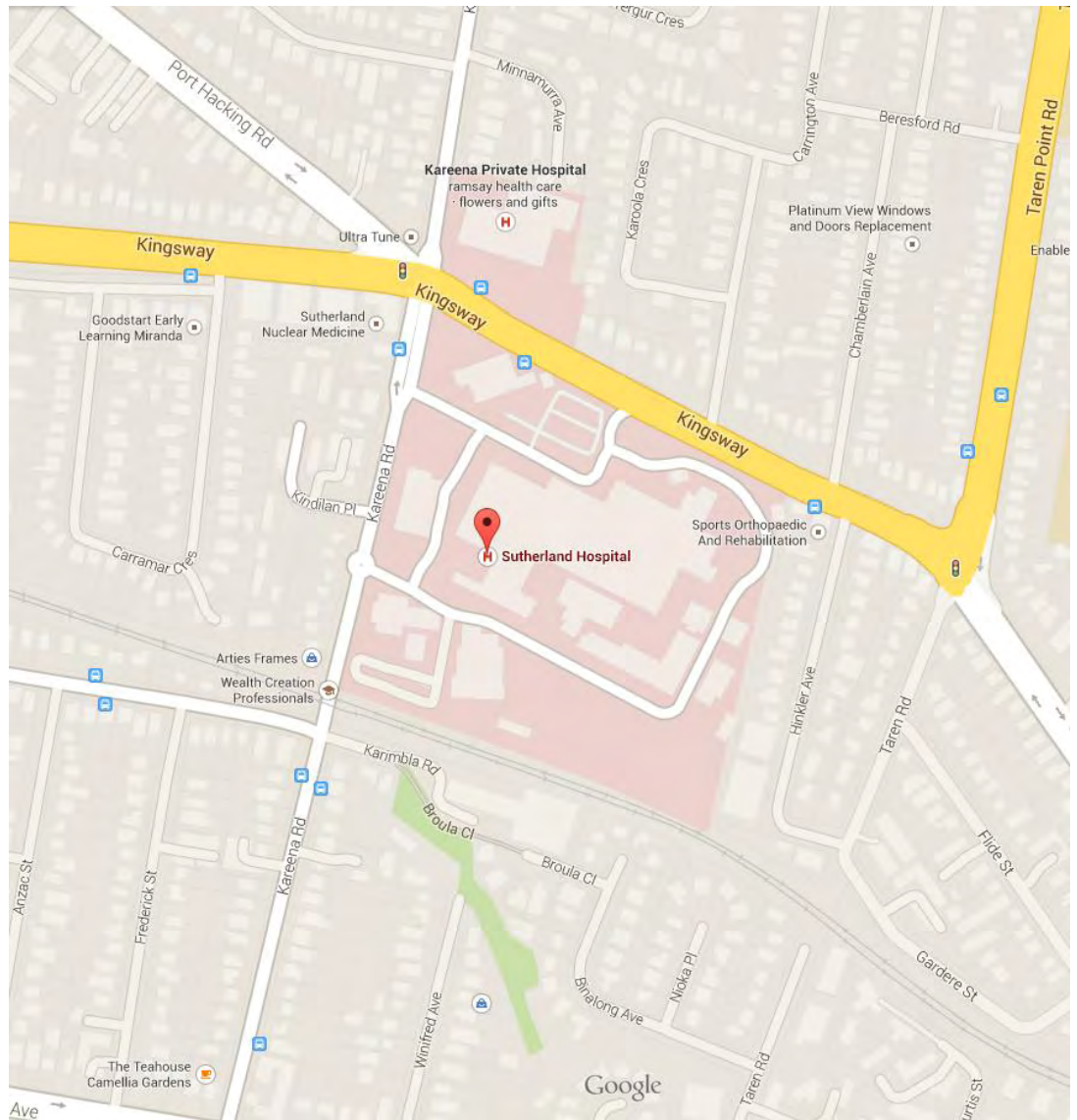


Figure 3 Site Plan of Sutherland Hospital (Source: Google Maps)

As can be seen in the figure above, SH represents a significant land holding with an area of approximately 8.29 hectares.



Figure 4 Aerial View of Sutherland Hospital. Approximate outline of the site outlined in yellow (Source: SIX Landviewer)

The site is characterised by a variety of existing buildings and structures of varying condition (poor, fair and good) for a range of hospital-related uses including general medicine, general surgery, obstetrics, gynaecology, paediatrics, aged care, rehabilitation and psychiatry services.

The following figure is an extract from the architectural package prepared by BVN which shows the location of existing buildings and improvements across the site.



Figure 5 Existing Site Plan and Site Analysis (Source: BVN)

As demonstrated in the figures above, the site is highly modified and largely built upon.

Recent capital development projects at SH include:

- Major redevelopment in 2003;
- New Community Health Centre in 2007;
- 12 chair renal dialysis unit in 2008;
- Rehab expansion in 2013; and
- Multi-story car-park (recently constructed - completion in 2014).

The main hospital entrance is from The Kingsway but there are other access points from Kareena Road. These can be seen in the figure above.

Further to the above, the site is characterised as follows:

- The land does not comprise critical habitat;
- The land is not in a conservation area;
- The land does not comprise an item of environmental heritage;
- The land is not proclaimed to be in a mine subsidence district;
- The land is not affected by a road widening or road realignment;

- The land is not affected by a policy that restricts development of land due to the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulfate or any other risk;
- The land is not subject to any flood related development controls;
- The land is not affected by any acquisition of land provision;
- The land is not biodiversity certified land;
- The land is not subject to any bio-banking agreement;
- The land is not bushfire prone;
- The land is not affected by any property vegetation plan; and
- The land is not declared as being significantly contaminated.

3.5 The Development Site

The proposed works will be undertaken largely within Lot 1 DP 432283, with a very small part of the road works associated with the Emergency Department entrance falling within Lot 1 in DP 119519 and Lot 1 in DP 398975.

The area of the proposed works within the SH campus is shown in the figure below and the blue hatched lines represent the cadastral boundaries. The general development zone is outlined in green.

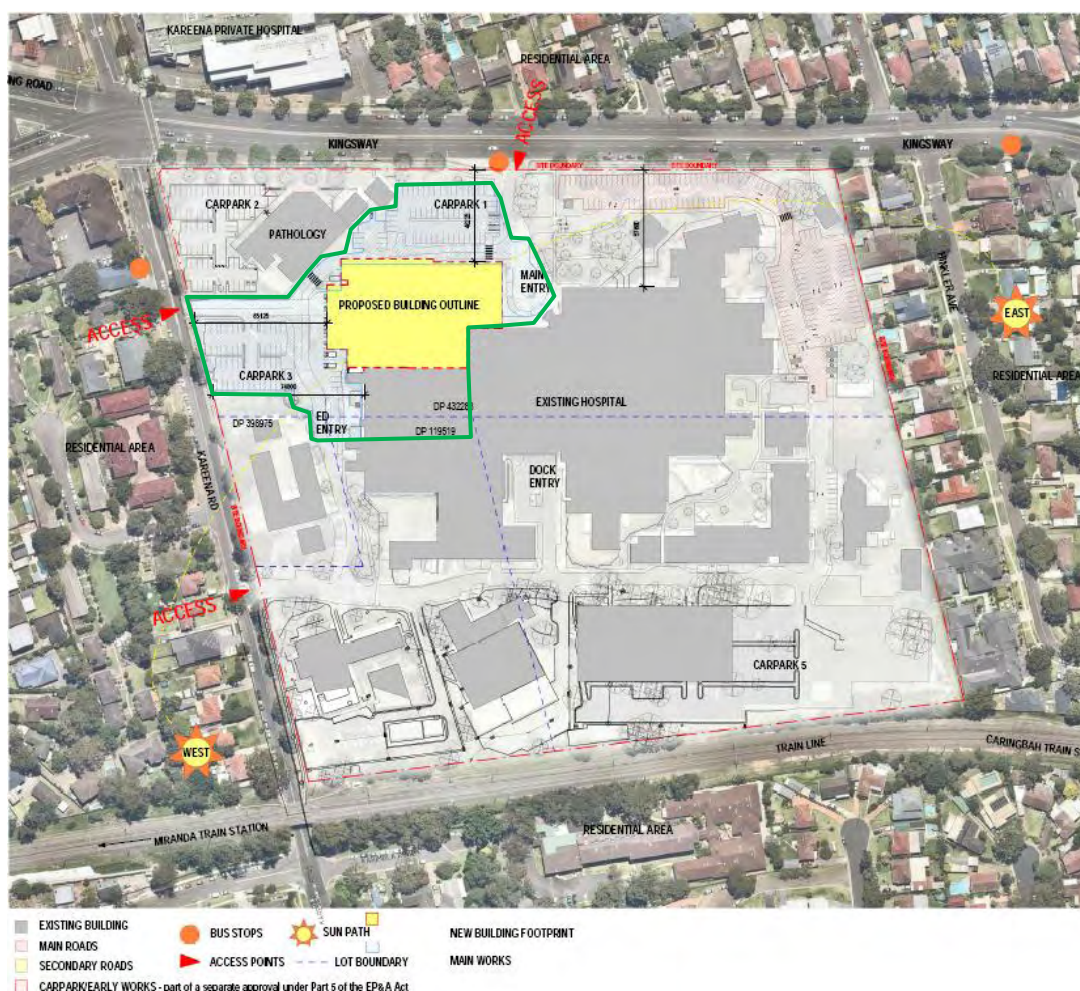


Figure 6 The Site, with the Development zone outlined in green (Source BVN)

The development site currently comprises internal bitumen roads and existing on-grade parking, of which 130 spaces will be removed as a part of this SSDA.

3.6 Topography, Geology and Site Hydrogeology

The north-western portion of the site where the works are proposed is relatively level; the remaining areas slope gently downwards to the east and south.

The Wollongong-Port Hacking 1:100 000 Geological Series Sheet indicates that the site is underlain by Hawkesbury Sandstone which typically comprises medium to coarse-grained quartz sandstone with minor shale and laminite lenses.

Douglas Partners confirms in the geotechnical investigation report accompanying this EIS that the groundwater table is likely to be well below the bedrock surface. Near-surface Hawkesbury Sandstone generally exhibits low permeabilities which result in very low groundwater yields.

Groundwater use from this aquifer is therefore unlikely to be significant. Surface water is likely to follow the surface topography and flow to the south and east.

3.7 The Surrounding Locality

Currently, development surrounding the site generally comprises residential development in the form of single and two storey dwelling houses. A number of complementary private medical practices and commercial uses are also located on neighbouring land. Immediately to the north of SH is Kareena Private Hospital.

The area surrounding the development sites is currently in transition. Traditionally, land surrounding SH was predominantly used for residential purposes. Gradually over time, allied-health uses have emerged due to the presence of SH and Kareena Private Hospital located on the opposite side of Caringbah Road. This has created a more substantial "health" precinct surrounding SH.

The surrounding area is well serviced by public transport. Both Miranda and Caringbah railway stations are within walking distance of SH. A number of Sydney bus routes also service the immediate area.

3.7.1 Photos

A site visit was undertaken by CPSD on 2 November 2014. Photos taken during that site visit as well as other photos (Source: google maps) are provided below.



Figure 7 Main hospital entrance, standing at the frontage of SH on The Kingsway (Source: CPSD)



Figure 8 Main hospital entrance, standing on the main vehicular entrance to SH. The existing emergency department in view (Source: CPSD)



Figure 9 Existing at-grade car parking at the frontage of SH (Source: CPSD)



Figure 10 Main hospital entrance, looking north towards The Kingsway (Source: CPSD)



Figure 11 View of the secondary hospital entrance from Kareena Road (Source: Google)



Figure 12 View of the site from Kareena Road. The carpark in the foreground forms part of the development zone (Source: Google)



Figure 13 View of SH from the corner of Kareena Road and The Kingsway looking south-east (Source: Google)



Figure 14 Existing retail/commercial development to the west of the site (cnr Kareena Road and The Kingsway) (Source: Google)



Figure 15 Existing residential developments to the west of the site and on the opposite side of Kareena Road (Source: Google)



Figure 16 As in the photo above, other existing residential developments to the west of the site and on the opposite side of Kareena Road (Source: Google)



Figure 17 Kareena Private Hospital to the north of the site and on the opposite side of The Kingsway
(Source: CPSD)

Other photos of the site and surrounds can be found in the architectural package accompanying this EIS (refer to drawing number A-SHP-DA-A07).

3.8 Existing Access Road and Transport Conditions

Access

TSH is served by a number of key arterial roads which provides good access to the site, including:

- The Kingsway from the west and east;
- Taren Point Road/Port Hacking Road from the north; and
- Acacia Road/Kareena Road from the south

Active and Public Transport

We refer to the following extracts from the traffic and parking assessment prepared by ARUP and accompanying this EIS which explains the existing public and active transport conditions relevant to SH.

2.4 Public transport

The Sutherland Hospital is served by a number of forms of public transport. The site is located within walking distance of both Miranda and Caringbah railway stations on the Cronulla line, approximately 1.2km from the site (15 minutes walk). Train services on this line operate at 15 minute intervals during peak hours.

The hospital is also served by a number of Sydney bus routes as shown in Figure 5. Service number 477 operates daily between Rockdale Station and Miranda, with frequencies of approximately 30 minutes throughout the day. Service 478 is an

express service between Rockdale and Miranda, however these services only operate between 9am and 4pm, with a one hour frequency. Routes 977 and 978 (operated by Transdev) run between Miranda and Caringbah Stations and beyond, stopping at TSH at intervals of 45 minutes and 60 minutes. Bus stops for these services are conveniently located on the Kingsway directly opposite the hospital.

2.5 Walking and cycling access

The site is connected through a network of pedestrian footpaths (see Photograph 3). Signalised pedestrian crossings are provided on the eastern and southern legs of the Kingsway/Kareena Road intersection, providing pedestrian access to the site. Observations indicated many hospital users cross the Kingsway mid block between Kareena Road and Taren Point Road, with no crossing facilities provided on the Kingsway for approximately 500m between these two intersections.

A small amount of on-site bicycle parking is provided adjacent to the main entrance and dialysis unit. No designated on or off road cycleways are provided adjacent to the site.

Parking Situation

There are approximately 1000 car parking spaces within SH.

Arup also confirms in its traffic and parking assessment that a considerable amount of car parking available in the streets surrounding Sutherland Hospital. These car parking areas are generally unrestricted, all day parking with the exception of The Kingsway and a small section of Kareena Road.

3.9 Relevant Recent Planning History

To replace the spaces lost due to the redevelopment and to enable the construction works to commence, at-grade car parking is being expanded (due for completion in June 2015) in the north east corner of the site which will provide 140 spaces.

The new car park is being built as an early works package which was the subject of a separate approval under Part 5 of the EP&A Act. It includes car parking around the ring road and in an eastern car park with two way traffic access from the main hospital access road to the Kingsway.

4. Description of the Development

4.1 Overview

The proposal comprises a series of components associated with the redevelopment of the SH. These are summarised below:

- Demolition works to facilitate the new building works;
- Construction of a new two (2) storey (plus a plant level) hospital building comprising a new Emergency Department (ED), new acute inpatient beds, internal courtyards and ancillary spaces;
- Internal refurbishment of areas within the existing hospital building adjacent to the new-build for the purpose of medical imaging and storage;
- Tree removal, civil and road works to reconfigure existing roads and on-grade parking adjacent to the new emergency department;
- Landscaping and new tree planting is proposed within the development zone; and
- New hospital signage.

The following sections of this EIS provide further details regarding the above.

4.2 Demolition and Site Preparation Works

Demolition works are proposed to enable construction of the new building and refurbishment works. They are summarised as follows:

- Demolition of part of the northern facade of the existing main hospital building;
- Demolition of the feature canopy and feature wall (yellow) at the existing main hospital entrance;
- Internal demolition works of the existing main hospital building to facilitate internal refurbishment works; and
- "Demolition" associated with the reconfiguration of the parking and roadways adjacent to the proposed new building.

Areas of demolition can be seen in the figure below, which is an extract of the demolition plan prepared by BVN.

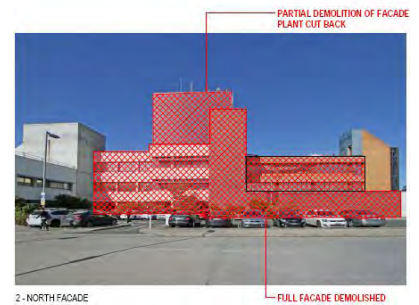
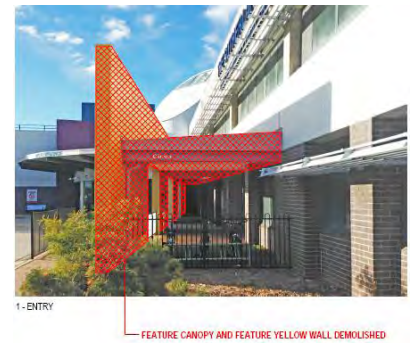
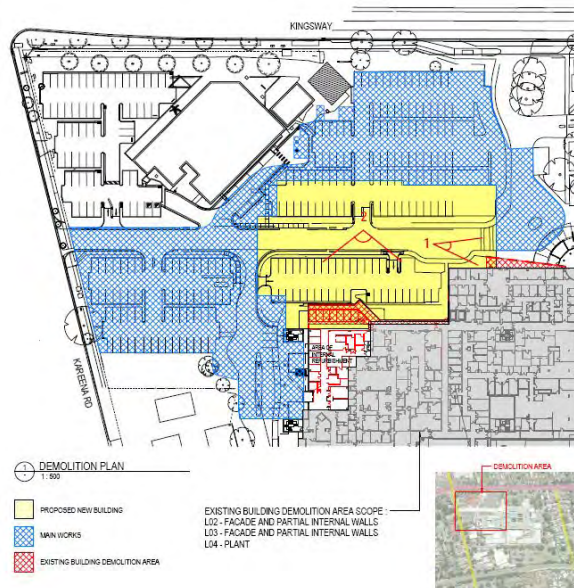


Figure 18 Demolition Plan (Source: BVN)

Minor excavation works for the new building and associated infrastructure will be required within filling, clayey soils and weathered shale. Bulk excavation in bedrock will not be required.

Further to the above, there are a number of services which will need to be relocated as a consequence of the works, such as stormwater, water, electrical for carpark lighting and communications.

4.3 Tree Removal

Three (3) trees are required to be removed to facilitate some of the works in the carpark to the west of the proposed new building.

The location of these trees is shown in the figure below.

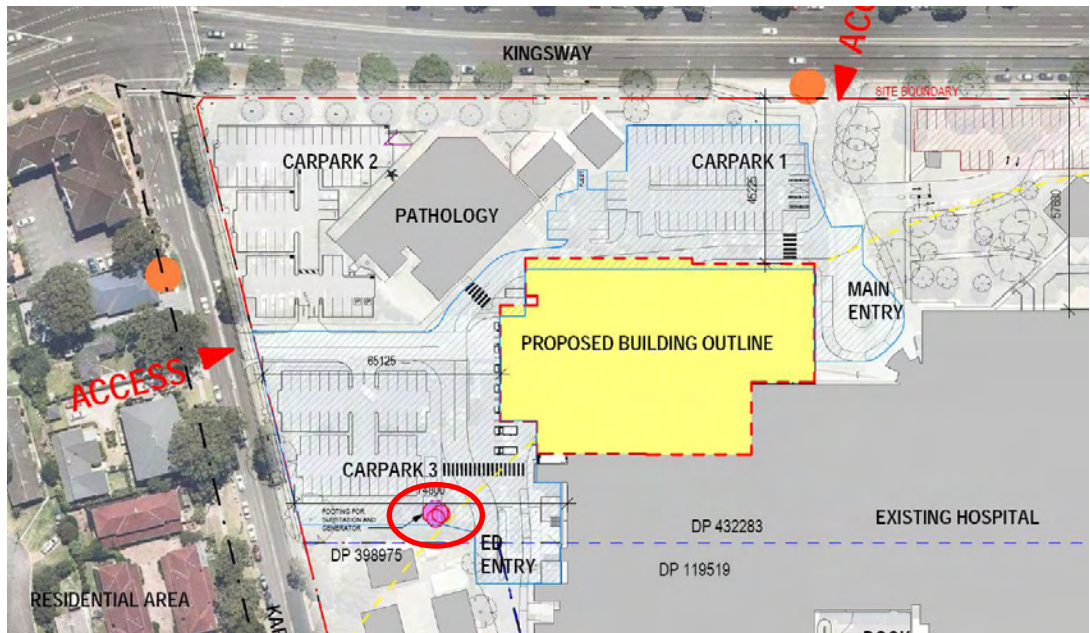


Figure 19 Proposed Site Plan showing location of three (3) trees to be removed - circled in red (Source: BVN)

These trees are referred to as Trees 9, 10 and 11 in the Arboricultural Impact Assessment prepared by Allied Tree Consultancy and accompanying this EIS.

Tree 9 is identified as being a Wollongong Woollybutt. Trees 10 and 11 are identified as being Lemon Scented gums. These trees are identified by Allied Tree Consultancy as being "common urban plantings" and are not identified as being ecologically significant.

Further to the above, an additional two (2) trees (Trees 12 and 18) have been nominated for removal by the Arborist due to their poor form and related risk for "failure". The location of these trees is shown in the figure below.

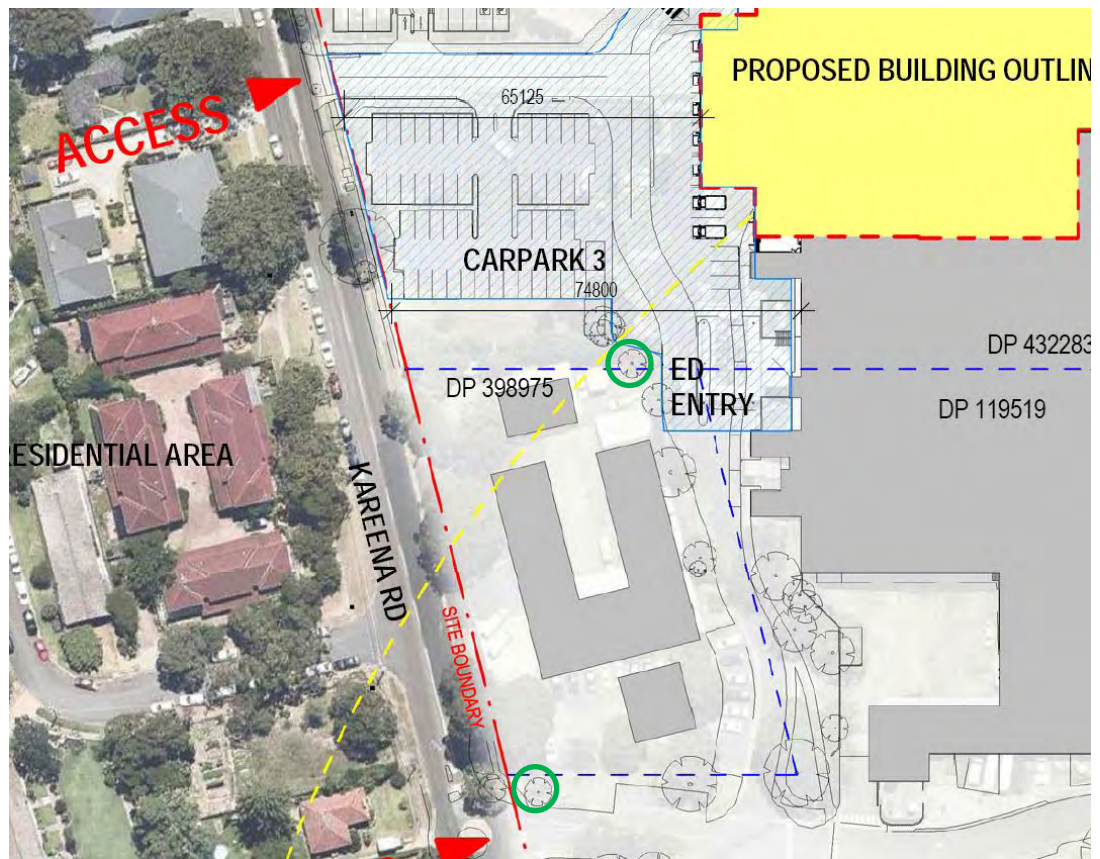


Figure 20 Site Plan - Additional 2 trees to be removed due to poor form (Source: BVN)

Tree 12 is a Lemon Scented Tea Tree and the Arborist has identified that "this tree is beyond remedial work and is nominated for removal based upon poor form".

Tree 18 is a Wallangarra White Gum and the Arborist has identified that "this tree poses a limited life expectancy, and is nominated for removal".

Planting of new native trees is proposed throughout the development zone to offset the removal of these five (5) trees.

An assessment of the potential impact of the removal of trees is undertaken in Section 6.2.1 of this EIS.

4.4 Construction

The proposal involves construction of a new two (2) storey (plus a plant level) hospital building comprising:

- A new and expanded Emergency Department treatment spaces and resuscitation bays;
- New acute inpatient beds, including a high dependency/intensive care unit and a general medical unit; and
- Additional storage space for theatres to improve efficiencies and increase the capacity of the department.

A total of 60 new beds are proposed.

Additional works include:

- Internal refurbishment of areas within the existing hospital building adjacent to the new-build for the purpose of medical imaging and storage is also proposed.

- Civil and road works to reconfigure existing roads and on-grade parking adjacent to the new emergency department; and
- New hospital signage (refer Section 4.6 below).

As set out below in Section 4.5, tree removal landscaping and new tree planting is also proposed within the development zone.

Below are a series of perspectives prepared by BVN. These perspectives demonstrate the proposed new hospital building.



Figure 21 Perspective 1 - view of the proposed new building looking south-east (Source: BVN)



Figure 22 Perspective 2 - view of the proposed new building from the north, looking south-west. The main facade in view is the northern facade of the new building (Source: BVN)

4.5 Landscaping

A new landscaping scheme has been prepared for the development zone and is reflected in the landscape plans prepared by Arcadia Landscape Architecture. The following is a plan extract from the landscape package which shows where new proposed trees will be planted (in orange).



Figure 23 Proposed Landscaping Concept (Source: Arcadia Landscape Architecture)

A planting palette of indicative proposed native tree species is included in the architectural package.

Planting of the internal courtyards at Levels 03 and 04 is also proposed. It is conceptual at this stage and to be further developed but we have been advised by BVN that it will likely comprise grasses areas, low level shrubs and some ornamental feature trees. The purpose of these courtyards is to provide an "outlook" to landscaped spaces for improved patient/staff/visitor amenity. The location of these internal courtyards can be seen in the figure below. The courtyards in grey are at Level 04.



Figure 24 Plan extract of Level 03, internal courtyards outlined in red (Source: BVN)

4.6 Signage

New hospital signage is proposed in the locations shown in the figure below.



Figure 25 Signage Location Plan (Source: BVN)

The signage scheme is to be further developed in consultation with key stakeholders at SH, but is to indicatively include the following:

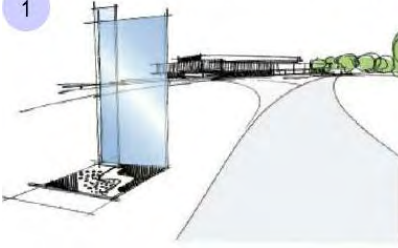
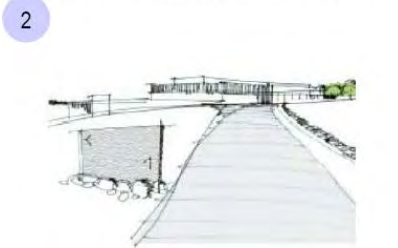
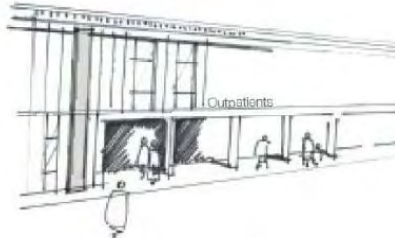
1 		Site Entry signage: To direct vehicle and pedestrians from the Kingsway and Kareena road into hospital entry roads. Outline Form: Approximately 3m high 1.2m side, fluted aluminium panels. "KAREENA/ KINGSWAY ROAD ENTRY" internally illuminated lettering approximately 115mm high. All other lettering in Acrylic.
2  DIRECTIONAL VEHICLE SIGNAGE	Direction Vehicle Signage: To Emergency - Public drop off and Ambulance entries Outline Form: Approximately 2.5m high, fluted aluminium panels. White reflective vinyl lettering. No illumination.	

Figure 26 Proposed Signage Plan 1 (Source: BVN)

3a 3b



4a



Direction Pedestrian Signage:

Emergency & Main Entry: Public drop off

Outline Form 3a: Approximately 2m high, fluted aluminium panels. White reflective vinyl lettering. No illumination.

Outline Form 3b: Approximately 1m high, fluted aluminium panels. White reflective vinyl lettering. No illumination.

Building Signage:

Outpatients Signage for existing departmental area.

Outline Form: 3D Fabricated Aluminium Letters pin fixed to new canopy. White Finish. No illumination.

Figure 27 Proposed Signage Plan 2 (Source: BVN)

4b



Building Signage:

Emergency Department Main Sign

Outline Form: 3D Fabricated Aluminium Letters pin fixed to new canopy. White Finish. No illumination.

4c



Building Signage:

Hospital Logo to off form concrete wall.

Outline Form: 3D Fabricated Stainless Steel Letters pin fixed to new canopy. No illumination.

Figure 28 Proposed Signage Plan 3 (Source: BVN)

The numbers in the figures above correspond to the "signage location plan" at the beginning of Section 4.6.

Final details of signage will be developed generally in accordance with the proposed locations and details and will be issued to the DPE prior to construction taking place.

4.7 Access and Parking

The main entrance to SH from the Kingsway will remain unchanged.

Reconfiguration of the existing roads and pedestrian access is proposed. The layout of the parking areas to the north and west of the new ED is to be amended and a new ED ambulance drop off is proposed directly adjacent to (the west) of the proposed new building.

4.8 Operational Details

Due to the nature of the services provided, the proposed development will operate 24 hours a day, 7 days a week.

There will be no change to servicing hours (including for waste collection) as a result of the development.

4.9 Jobs Creation

The proposed development is estimated to support around 630 full-time equivalent (FTE) direct and indirect annual construction jobs over the construction period of two (2) years.

Operationally, the proposed development will result in an increase in the number of full-time equivalent (FTE) staff on the site from 1171 to 1323, representing a total of 152 additional staff. This will progressively increase to 251 FTE in 2021/22 (fully operational to capacity).

4.10 Capital Investment Value

The combined Capital Investment Value (CIV) of the proposed developments is estimated at approximately \$55,407,891 million. This figure is confirmed by the Quantity Surveyor Cost Report prepared by Aquenta accompanying this EIS.

4.11 Analysis of Alternatives

A number of development options have been considered for this project, primarily based on the following criteria:-

- Project budget;
- Value for money;
- Compliance with Health and Hospital Funding requirements;
- Continuity of services and operational efficiency;
- Clinical services planning; and
- Matters raised during consultation processes with relevant stakeholders.

A range of service "options" was considered at the commencement of the design program and consultation on these options was undertaken with the SESLHD service planners and key stakeholders from the Project Planning Team (PPT). These options formed part of the Sutherland Hospital Clinical Services Plan (July 2014) and a short list of service options was then developed.

The short list of options was then subject to a quantitative (affordability and capital cost estimates) and qualitative analysis (against pre-agreed qualitative criteria).

These options did not necessarily relate to substantially different built form outcomes on the site or varying locations of the proposed new building, but rather, related to alternative outcomes in terms of service delivery. A summary of these short list options and the variances between each is below.

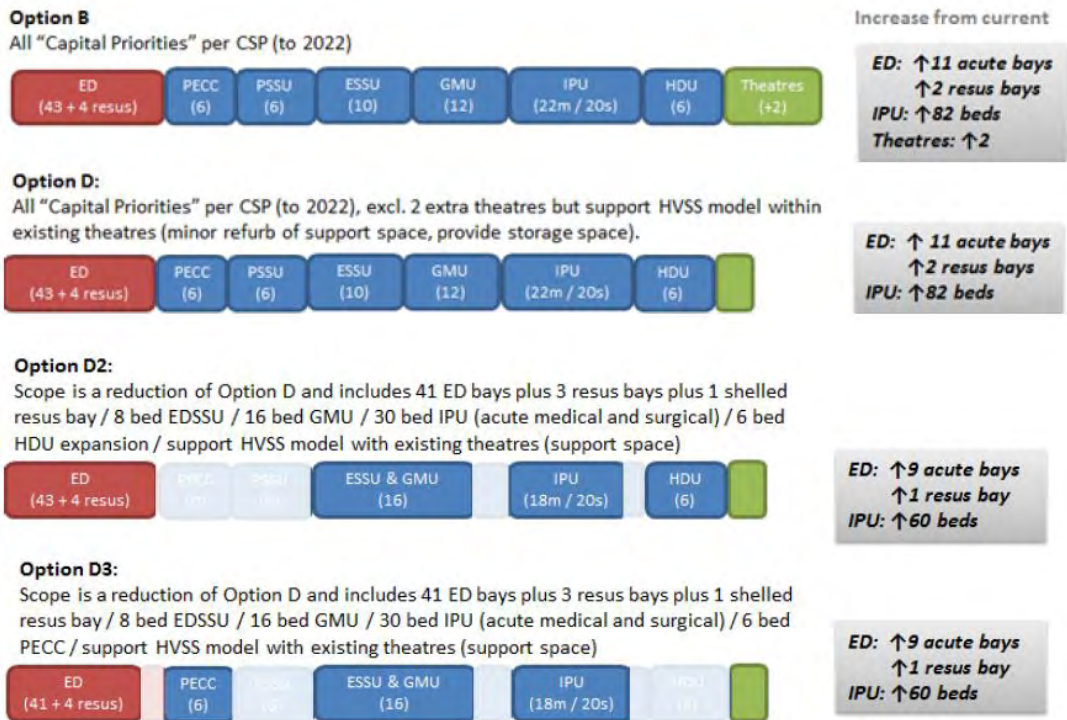


Figure 3. Short List of Options that were subject to Qualitative and Quantitative analysis (note: figure excludes Keep Safe and Operational).

Figure 29 Short list of service options considered (Source: TSA Management)

Options KSO, D2 and D3 were deemed to be superior from a quantitative perspective, all being considered to be 'affordable' from a recurrent and capital perspective. Of these three options, Option D2 was superior from a qualitative perspective as it was determined that the high dependency units (HDUs) were a higher priority than the Psychiatric Emergency Care Centre (PECC) unit for SH.

Option D2 was considered to be the preferred service option. Different layout configurations to ensure maximum functionality were undertaken and this resulted in a tweak in the number of inpatient beds and general medical unit beds.

Further to the above, a range of options were considered for car parking within the development zone and specifically to the south-west of the proposed new building. The location of the additional parking required removal of trees and specifically, a significant Grey Iron Bark tree. Given the parking demand generated by the proposed development is adequately met without the requirement to provide these additional parking spaces, the decision was made to adopt an alternative design to ensure that as many trees on site could be retained and particularly the Iron Bark given its potential ecological significance. This option was also considered to be beneficial from a cost perspective and to ensure that potential risks of disruption to the ambulance traffic route due to parking obstructions were mitigated.

The "do nothing" approach for the whole redevelopment was not considered to be an option given the fact that the existing health services being replaced are dated and unsuitable for the required service delivery. Current services have been identified as not meeting modern health standards and the impact of doing nothing would impede the delivery of high quality emergency, acute and general public medical services within the SESLHD.

4.12 Impact of Not Proceeding with the Proposal

There are a series of key benefits to be realised in undertaking the proposal and these were outlined in the Business Case for the project prepared by TSA Management.

These benefits are summarised in the following table which is extracted from the Business Case:

Outcome/Objective	Benefits	Indicators
1. Accessible services	Improved Service access and patient flow for TSH including; - Improved access to emergency care; - Enhanced elective and emergency surgery performance; and - Improved access to critical care services.	% Pts. admitted, referred or discharged within 4 hrs. of presentation (NEAT) % Ambulance transfer of care < 30 mins Presentations staying in ED longer than 24hrs % Clients who Did Not Wait in ED National Elective Surgery Targets - Elective Surgery Patients Treated on Time (%) Category 1,2,3 (NEST Part 1 and NEST Part 2) % Elective surgery OT utilisation
2. Workforce	Grow & support skilled competent & capable workforce	Staff turnover rate (permanent) Sick leave hrs.(per average FTE)
3. Better patient health and experience	Better realignment and integration of health service delivery improving patients flows and access to services.	% Patient experience: Overall % Planned surgery cancellations on day of surgery % Unplanned readmits within 28 days of sepn
4. Sustainability	Enhanced delivery of current evidence based models of care.	% Emergency Admission Performance TSH
5. Safety	Improved patient safety and reduced clinical errors	Rate healthcare assoc. staph. aureus bloodstream infections per 10,000 bed days TSH # Pt falls SAC 3&4
6. Better value for money	Improved value for money	Net Cost of Service % variance

Table 3. Benefits identification and benefits indicators.

Figure 30 Benefits Identification and Benefits Indicators (Source: TSA Management)

The project will provide contemporary healthcare facilities addressing clinical services suited to the current and future needs of the SESLHD's catchment population. Additional social benefits will be provided to a range of stakeholders, for example:

- Improved ability to implement a range of models of care to improve care processes;
- Improved health outcomes through timely access to appropriate, safe, quality inpatient care, with improved access to health services close to home for local residents;
- Increased safety and security for patients and staff;
- Increased staff satisfaction due to improved work environment; and
- A streamlining of the patient journey through the system of care.

Generally, the key impacts of not proceeding with the subject project would be:-

- Limiting the ability of SH's health services to meet the healthcare demands of the catchment population;
- Limiting the attraction and retention of health services staff;
- Preventing the full implementation of contemporary models of care; and

- 
- Limiting the potential for health services to be delivered to levels of quality required by the Ministry of Health's and South Eastern Sydney Local Health District's policies.

A key impact of not proceeding with the development would be compromised patient care and SH service delivery would become unsustainable, to the detriment of patients and other services within the SESLHD.

5. Secretary's Environmental Assessment Requirements

This EIS has been prepared to address the issues outlined in Schedule 2, Part 3, Clause 6 and 7 of the Environmental Planning and Assessment Regulations 2000 and the Secretary's Environmental Assessment Requirements (SEARs) specifically for the site.

The SEARs were issued by the Department of Planning and Infrastructure on 19 December 2014 and a copy is attached at Appendix 1.

The table below summarises the SEARs and includes a reference identifying where each has been addressed in this EIS.

TABLE 3 - SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

SEAR/Key Issues	Where Addressed in EIS
1. Statutory Context	Section 6
2. Strategic Policies and Guidelines	Section 7
3. Built Form and Urban Design	Section 8.2
4. Environmental Amenity	Section 8.3
5. Transport, Parking and Access	Section 8.4
6. Ecologically Sustainable Development (ESD)	Section 8.5
7. Noise and Vibration	Section 8.6
8. Aboriginal Heritage	Section 8.7
9. Sediment, Erosion and Dust Control	Section 8.8
10. Utilities	Section 8.9
11. Contributions	Section 8.10
12. Staging	Section 8.11
13. Drainage	Section 8.12
14. Waste	Section 8.13
15. Hazards	Section 8.14
Plans and Documents	Survey plan: Appendix 3 Architectural drawings: Appendix 4 Site analysis plan: Appendix 4 Schedule of Materials and Finishes: Appendix 4 Shadow diagrams: Appendix 4 Photomontages: Appendix 4 Landscape plans: Appendix 4 Arborist Report: Appendix 9 Stormwater concept plan: Appendix 15 Geotechnical Report: Appendix 11 Structural Report: Appendix 16 Preliminary Construction Management Plan : Appendix 20 Acid Sulphate Soils Management Plan: not required.
Consultation	Section 8.15

6. Statutory Planning Considerations

6.1 Overview

The Secretary requires the assessment of the SSD Application in relation to the following strategy documents and statutory instruments:-

- Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth);
- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- Threatened Species Conservation Act 1995;
- NSW State Plan 2010;
- State Environmental Planning Policy (State & Regional Development) 2011
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No 33 Hazardous and Offensive Development
- State Environmental Planning Policy No.55 – Remediation of Land
- Sutherland Shire Local Environmental Plan 2006; and
- Draft Sutherland Shire Local Environmental Plan 2013.

Where relevant, these controls are addressed below.

6.2 Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)

The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) commenced on 16 July 2000. The Act introduced a new assessment and approvals system for:-

- (a) *actions that have a significant impact on matters of national environmental significance;*
- (b) *actions that have a significant impact on the environment of Commonwealth land; and*
- (c) *actions carried out by the Commonwealth Government.*

Under the assessment and approval provisions of the EPBC Act, actions that are likely to have a significant impact on a matter of national environmental significance are subject to a rigorous assessment and approval process. An action includes a project, development, undertaking, activity, or series of activities.

The Act identifies seven matters of national environmental significance, which are set out below:-

- (a) *World Heritage properties;*
- (b) *National Heritage places;*
- (c) *Ramsar wetlands of international significance;*
- (d) *nationally listed threatened species and ecological communities;*
- (e) *listed migratory species;*
- (f) *Commonwealth marine areas; and*
- (g) *nuclear actions (including uranium mining).*

The Government is considering amendments to the EPBC Act and its regulations to include “greenhouse triggers” and “access to biological resources”.

There are no relevant World Heritage properties, National Heritage places, Ramsar wetlands, listed migratory species, Commonwealth marine areas or Commonwealth lands on the site.

It is concluded therefore that there will not be a significant impact on any matters of national environmental significance arising from the development of the site, and consequently the proposed development is not considered to be a “controlled action” pursuant to the EPBC Act.

6.3 Environmental Planning & Assessment Act 1979

6.3.1 Section 5A Threatened species, populations, ecological communities or habitats

This section of the Act requires that the following matters must be taken into account in deciding whether there is likely to be a significant effect on threatened species, populations or ecological communities, or their habitats.

Given tree removal is proposed as a part of this application, it is important to consider potential impact and whether this work is likely to trigger further assessment pursuant to this section of the EP&A Act and the Threatened Species Conservation Act 1995.

As noted earlier in Section 4.3 of this EIS, the three (3) trees that are required to be removed to facilitate the proposed works are identified by Allied Tree Consultancy, in the Arboricultural Impact Assessment accompanying this EIS, as being “common urban plantings” and are not identified as being ecologically significant (threatened species, populations or ecological communities).

Further to the above, an additional two (2) trees have been nominated for removal by the Arborist due to their poor form and related risk for “failure”. Neither of these trees is identified as being ecologically significant (threatened species, populations or ecological communities).

Notwithstanding the above, five (5) additional native trees are proposed to be planted directly to the west of the trees to be removed and this is considered to offset the removal.

Based on the information contained in the Arboricultural Impact Assessment, we are satisfied that the proposed tree removal will not result in any adverse impact and will not result in any significant effect on threatened species, populations or ecological communities, or their habitats and the proposal is supported on ecological grounds.

6.3.2 Division 4.1 - State Significant Development

This EIS has been prepared in accordance with the provisions of Division 4.1 of Part 4 of the Environmental Planning and Assessment Act 1979 (the Act) as outlined below:-

The SSDA has been declared a State Significant Development by way of Clause 8 of the State Environmental Planning Policy (State and Regional Development) 2011, being development specified in Schedule 1 State Significant Development - General.

The proposed development is consistent with Division 4.1 of the EP&A Act, particularly for the following reasons:-

- Promotes the social and economic welfare of the community in delivering modern health facilities to service the Sutherland LGA.
- Promotes the utilisation of existing utility services.
- Promotes the orderly and economic use and development of land as the site is of an appropriate size, location and land use zoning to enable the development.
- Will increase employment opportunities on the site.

6.3.3 Section 79C - Evaluation

The development has been evaluated and assessed throughout this EIS against the relevant heads of consideration under section 79C and has been prepared to mitigate environmental impacts of the development.

6.3.4 Section 91 - Integrated Development

With reference to Section 90(2) and Section 91(1) of the Act, the application is not "integrated development" pursuant to subclause 1, as it is a SSD application and is made "by or on behalf of the Crown".

6.4 Environmental Planning & Assessment Regulations 2000

Clause 6 and 7 of Schedule 2 of the EP&A Regulations 2000 ("EP&A Regulations") prescribe the requirements for preparing an EIS. This EIS has been prepared in accordance with the EP&A Regulation as set out in the table below:

TABLE 4 - EP&A REGULATIONS - SCHEDULE 2 REQUIREMENTS

Schedule 2 Subclause	Comment
4 Integrated development—requirements of approval bodies	N/A. Section 90(2) of the EP&A Act states that Division 5 Special Procedures for Integrated Development, does not apply to "development the subject of a development application made by or on behalf of the Crown (within the meaning of Division 4), other than development that requires a heritage approval".
6 Form of environmental impact statement	All of these matters have been addressed in the body of this EIS.
7 Content of environmental impact statement 1. An environmental impact statement must also include each of the following: a) a summary of the environmental impact statement, b) a statement of the objectives of the development, activity or infrastructure, c) an analysis of any feasible alternatives to the carrying out of the development, activity or infrastructure, having regard to its objectives, including the consequences of not carrying out the development, activity or infrastructure, d) an analysis of the development, activity or infrastructure, including: (i) a full description of the development, activity or infrastructure, and (ii) a general description of the environment likely to be affected by the development, activity or infrastructure, together with a detailed description of those aspects of the environment that are likely to be significantly affected, and (iii) the likely impact on the environment of the development, activity or infrastructure, and (iv) a full description of the measures proposed to mitigate any adverse effects of the development, activity or infrastructure on the environment, and (v) a list of any approvals that must be obtained under any other Act or law before the development, activity or infrastructure may lawfully be carried out, (vi) a compilation (in a single section of the environmental impact statement) of the measures referred to in item (d) (iv), (vii) the reasons justifying the carrying out of the development, activity or infrastructure in the manner proposed, having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development set out in subclause (4). 2. Subclause (1) is subject to the environmental assessment requirements that relate to the environmental impact statement. 3. The principles of ecologically sustainable development are as follows:	In response to this clause, we comment as follows: * A summary of the EIS is undertaken in the Executive Summary at the commencement of this EIS; * A statement of the objectives of the development is also undertaken in the Executive Summary of this EIS; * An analysis of feasible alternatives and the consequences of not carrying out the development is undertaken in Section 4.10 and Section 4.11 of this EIS. * An analysis of the development is undertaken in Section 4 of this EIS; * An analysis of the likely impact on the environment is undertaken in Sections 6, Section 7 and Section 8 of this EIS; * A full description of the measures proposed to mitigate any adverse effects of the development is undertaken in the "recommendations" in Section 10 of this EIS; * A list of any approvals that must be obtained under any other Act or law before the development, activity or infrastructure may lawfully be carried out is undertaken following this table; * A list of all of the measures referred to in (d)(iv) is in Section 10 of this EIS; and * The proposed development is consistent with principles of ESD, as set out in Section 8.5.2 of this EIS.

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

- (i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and
- (ii) an assessment of the risk-weighted consequences of various options,

b) inter-generational equity, namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,

c) conservation of biological diversity and ecological integrity, namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,

d) improved valuation, pricing and incentive mechanisms, namely, that environmental factors should be included in the valuation of assets and services, such as:

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

Approvals Required Cl. 7(1)(d)(v)

In relation to Clause 7(1)(d)(v), the following sets out the approvals required before this development may lawfully be carried out:-

TABLE 5 - APPROVALS REQUIRED

Act	Approval Required?
Legislation that does not apply to SSD (Section 89J of EP&A Act)	
the concurrence under Part 3 of the Coastal Protection Act 1979 of the Minister administering that Part of that Act,	N/A
a permit under section 201, 205 or 219 of the Fisheries Management Act 1994 ,	N/A
an approval under Part 4, or an excavation permit under section 139, of the Heritage Act 1977 ,	N/A
an Aboriginal heritage impact permit under section 90 of the National Parks and Wildlife Act 1974 ,	N/A
an authorisation referred to in section 12 of the Native Vegetation Act 2003 (or under any Act repealed by that Act) to clear native vegetation or State protected land,	N/A
a bush fire safety authority under section 100B of the Rural Fires Act 1997 ,	N/A
a water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91 of the Water Management Act 2000 .	N/A
Legislation that must be considered (Section 89K of EP&A Act)	
an aquaculture permit under section 144 of the Fisheries Management Act 1994 ,	N/A
an approval under section 15 of the Mine Subsidence Compensation Act 1961 ,	N/A
a mining lease under the Mining Act 1992 ,	N/A
a production lease under the Petroleum (Onshore) Act 1991 ,	N/A
an environment protection licence under Chapter 3 of the Protection of the Environment Operations Act 1997 (for any of the purposes referred to in section 43 of that Act),	N/A

a consent under section 138 of the Roads Act 1993 ,	N/A
a licence under the Pipelines Act 1967 .	N/A

6.5 Threatened Species Conservation Act 1995

The NSW Threatened Species Conservation Act 1995 (TSC Act) identifies and protects threatened and endangered native plants and animals.

The specific requirements of the TSC Act must be addressed in the assessment of flora and fauna matters. This requires the consideration of potential impacts on threatened species, populations and ecological communities. The factors to be taken into account in deciding whether there is a significant effect are set out in Section 5A of the Environmental Planning and Assessment Act 1979 and are based on a 7 part test of significance. Where a proposed activity is located in an area identified as critical habitat, or such that it is likely to significantly affect threatened species, populations, ecological communities, or their habitats, a Species Impact Statement (SIS) is required to be prepared.

As a result of the continuous development and operation of the hospital facilities on-site for decades, the site is predominantly occupied by buildings and car park areas. The Arboricultural Impact Assessment accompanying this EIS confirms that all but three trees on site are common urban plantings and have been introduced to the site. Only three (3) of the trees on the site are identified as being ecologically significant and those trees are being retained as a part of this development.

On this basis and in accordance with the requirements of the TSC Act and Section 5A of the EP&A Act (as addressed in Section 6.2 above), it can be concluded that the proposed development will not have a significant impact on any threatened species, populations or EECs.

Therefore, a Species Impact Statement (SIS) is not required for the proposed development.

6.6 State Environmental Planning Policy (State and Regional Development) 2011

The aim of this policy is to identify development that is State Significant Development (SSD). Pursuant to the SEPP SRD a project will be a SSD if it falls into one of the classes of development listed in Schedule 1 of the SEPP. 'Hospitals, medical centres and health research facilities' with a capital investment value (CIV) of \$30 million or more are identified as SSD and are considered to be development of State significance.

The works have a CIV of approximately \$ 55,407,891 and so qualifies as a SSD. A Quantity Surveyors Report by Aquenta confirming the total CIV of the proposal accompanies this EIS.

6.7 State Environmental Planning Policy No. 64 - Advertising and Signage

SEPP 64 aims to improve the amenity of urban and natural settings by managing the impact of outdoor advertising and signage.

Approval is sought under this SSDA for new hospital signage. This consists of a range of building/hospital identification signage, directory signage and way finding signage.

Part 2 of SEPP 64 applies to signage generally, and states that a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) *that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) a); and*
- (b) *that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.*

Compliance with the objectives and Schedule 1 criteria is considered in the following tables:

TABLE 6: CLAUSE 3 COMPLIANCE

Provision	Compliance
(1) This Policy aims: (a) to ensure that signage (including advertising): (i) is compatible with the desired amenity and visual character of an area, and (ii) provides effective communication in suitable locations, and (iii) is of high quality design and finish, and (b) to regulate signage (but not content) under Part 4 of the Act, and (c) to provide time-limited consents for the display of certain advertisements, and (d) to regulate the display of advertisements in transport corridors, and (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.	Achieved – refer to assessment against Schedule 1 criteria below.
(2) This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.	Noted

TABLE 7: SCHEDULE 1 ASSESSMENT CRITERIA

Provision	Compliance
Character of the area Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	Yes. The character of the area is not likely to be altered by the proposed signage. It is directly related to the proposed development at SH. It presents a more contemporary style of signage than is currently existing at SH.
Special areas Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes/residential areas.	No.
Views and vistas Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers?	No views or vistas will be lost or compromised. No. Yes.
Streetscape, setting or landscape Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? Does the proposal reduce clutter by rationalising and simplifying existing advertising? Does the proposal screen unsightliness Does the proposal protrude above buildings, structures/ trees in the area or locality?	Yes. The signage is compatible with the size of the site and the building to which it relates. N/A Not applicable. No.
Site and building Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? Does the proposal respect important features of the site or building, or both? Does the proposal show innovation and imagination in its relationship to the site or building, or both?	Yes. The proposed signage is compatible with the site and building. Yes. The proposal provides high quality signage which is consistent with the presentation of the development.
Associated devices and logos with advertisements and advertising structures Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Some of the proposed signage may include illumination. The detailed design will ensure that any

	safety devices, platforms or lighting devices will be integral with the signage. A mitigation measure has been included in Section 10 of this EIS to this effect.
Illumination Would illumination result in unacceptable glare? Would illumination affect safety for pedestrians, vehicles or aircraft? Would illumination detract from any residence or other form of accommodation? Can the intensity of the illumination be adjusted if necessary? Is the illumination the subject of curfew?	No. No. No. The signage will not result in adverse impacts in relation to glare. The signage is capable of being designed to ensure that the intensity of illumination can be adjusted and will be subject to a curfew. These details will be provided in the detailed design. A mitigation measure has been included in Section 10 of this EIS to this effect.
Safety Would the proposal reduce the safety for any public road? Would the proposal reduce the safety for pedestrians or bicyclists? Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas.	No. No. No.

Part 3 of the SEPP relates to advertisements which is not relevant to this SSDA.

Part 4 of the SEPP deals with various miscellaneous matters, none of which apply to this proposal.

Having regard to the above, it is considered the proposed signage is capable of being consistent with the provision of SEPP 64.

6.8 State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Contaminated Lands (SEPP 55) establishes State-wide provisions to promote the remediation of contaminated land.

Clause 7(1) of the SEPP 55 requires that a consent authority must not grant consent to a development unless it has considered whether a site is contaminated, and if it is, that it is satisfied that the land is suitable (or will be after undergoing remediation) for the proposed use.

A Detailed Site Investigation (DSI) has been undertaken by Douglas Partners for the site. The assessment:

- Confirm the results of a Preliminary Site Investigation (Contamination) recently undertaken on the site;
- Assess the general levels of soil contamination resulting from past and present activities on the site;
- Assess the potential for contaminant migration by examining the groundwater quality on the site;
- Assess the suitability of the site for the proposed commercial development; and
- Provide recommendations for remediation works, if required.

The overall approach for the DSI included a review of available historical information, the drilling of boreholes, the installation of groundwater monitoring wells, soil sampling, laboratory analysis and interpretation of the results. Details of the site history, field work and laboratory testing programme are given in the report, as well as comments on the issues outlined above.

The conclusions and recommendations of the investigation are set out below:

12.1 Soils

The site history information indicates that the site was generally vacant until the 1950s when it was developed into a hospital. A hospital building existed in the investigation area from at least 1961 until the early 2000s when it was demolished. The investigation area has since been used for vehicle parking and road access.

The 15 soil samples analysed from the 15 test locations exhibited contaminant concentrations within the adopted health-based assessment criteria for the site. Two samples from BH108 exhibited elevated concentrations of copper and zinc when compared to the adopted ecological-based investigation levels. However, these adopted levels are conservative as they did not take background concentrations into account. Also, the proposed development is unlikely to comprise significant ecologically-sensitive vegetation. These two exceedances are therefore considered insignificant from a site-suitability perspective.

Asbestos was not observed in the boreholes nor detected in the laboratory samples analysed, although the possibility of asbestos being present on the site should not be discounted due to previous demolition activities that have been undertaken.

On the basis of the results of this Detailed Site Investigation, the soils on the site are considered suitable for the proposed commercial land-use.

12.2 Removal of Excavated Materials

The analytical programme was undertaken with the aim of providing preliminary waste classification advice as well as an assessment of site contamination. Waste classification is required for materials to be removed from a site in accordance with Waste Classification Guidelines (DECCW NSW, 2009).

These guidelines outline a six-step process for determining an appropriate waste classification for soil materials.

In accordance with the process outlined in the guidelines, the existing filling requires chemical assessment to confirm a waste classification. The results of this testing are outlined in Appendix F and Appendix G of this report.

On the basis of the total contaminant concentrations in the soil samples analysed, the filling materials analysed could be classified as General Solid Waste (non-putrescible) (i.e. CT1 as per Table 1 of Waste Classification Guidelines Part 1: Classifying Waste) and would need to be transported to an appropriately licensed landfill.

The natural soils and bedrock underlying the site should be able to be disposed of as virgin excavated natural material (VENM) providing they are not cross-contaminated prior to, during or following excavation. Confirmation of VENM status will be required during excavation.

12.3 Groundwater

Groundwater samples could not be collected from the wells as the wells remained dry following initial development. This suggests that the water removed from the wells during development was the result of near-surface seepage rather than the actual regional groundwater table. The groundwater table is likely to be well below the bedrock surface.

The proposed development does not include any significant excavation that will intercept the regional groundwater table and therefore the quality of the groundwater should not hinder the proposed redevelopment of the site for commercial purposes. Any seepage or stormwater that does require disposal should be disposed of in accordance with regulatory requirements.

The recommendations are included as mitigation measures in Section 10 of this EIS.

Since the time of writing the DSI, the development footprint expanded to include the carpark fronting Kareena Road and the entire carpark fronting The Kingsway to the east of the Pathology building. A supplementary letter from Douglas Partners accompanies this EIS to confirm that the existing DSI is also relevant for the expanded area provided that:

- 1. An Unexpected Finds Protocol (UFP) is incorporated into the Construction Environmental Management Plan (CEMP) for the project; and*
- 2. Waste classification (for materials to be removed) and validation (for materials to remain) be undertaken within the expanded areas during construction to confirm the contamination status in these areas of the site.*

These additional recommendations are also included as mitigation measures in Section 10 of this EIS.

On the basis of the information included in the DSI (and supplementary advice) undertaken by Douglas Partners, we are satisfied that the site is suitable for the proposed ongoing use for medical/hospital related purposes.

A complete copy of the assessment report prepared by Douglas Partners accompanies this EIS.

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

SEPP 33 provides clear definitions of hazardous and offensive industries and aims to facilitate development defined as such and to ensure that in determining developments of this nature, appropriate measures are employed to reduce the impact of the development and require advertisement of applications proposed to carry out such development.

SEPP 33 requires an assessment of hazardous materials, involving a screening method based on the quantities of dangerous goods on a site, to assist in determining if a development is likely to be a potentially hazardous industry.

Safety Engineering & Technical Services has undertaken an assessment of the proposal with regards to SEPP 33 to determine whether the Policy applies to the proposed redevelopment of Sutherland Hospital. This assessment is included in Section 5 of the hazards report prepared by Safety Engineering & Technical Services accompanying this EIS.

The conclusion of the assessment is that *"based on the quantities of goods listed in APPENDIX A, and in accordance with the outcome of the screening method for potentially hazardous development...., the provisions of SEPP 33 do not apply to the proposed development"*.

No further assessment is required in this instance.

6.10 State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) aims to facilitate the effective delivery of infrastructure across the State and identifies matters to be considered in the assessment of development adjacent to particular types of infrastructure development.

The ISEPP aims to ensure that the RMS is made aware of and is given an opportunity to make representations in respect of traffic generating development. The ISEPP sets out the types of development which must be referred to it. This affects the current proposal insofar as the SEPP (Schedule 3) requires referral of any proposal regarding a hospital with "over 200 beds"; SH exceeds this threshold.

The development proposal will therefore be referred to RMS for comment and to assist RMS in its consideration of the proposal, a traffic and parking assessment has been prepared by Arup and accompanies this EIS.

6.11 Sutherland Local Environmental Plan 2006

SH is located within the jurisdiction of Sutherland Shire Council and therefore the Sutherland Local Environmental Plan 2006 (SLEP) is applicable to the site.

As can be seen in the figure below, the site is zoned *Zone 12 - Special Uses (Medical Facility)* pursuant to the SLEP.

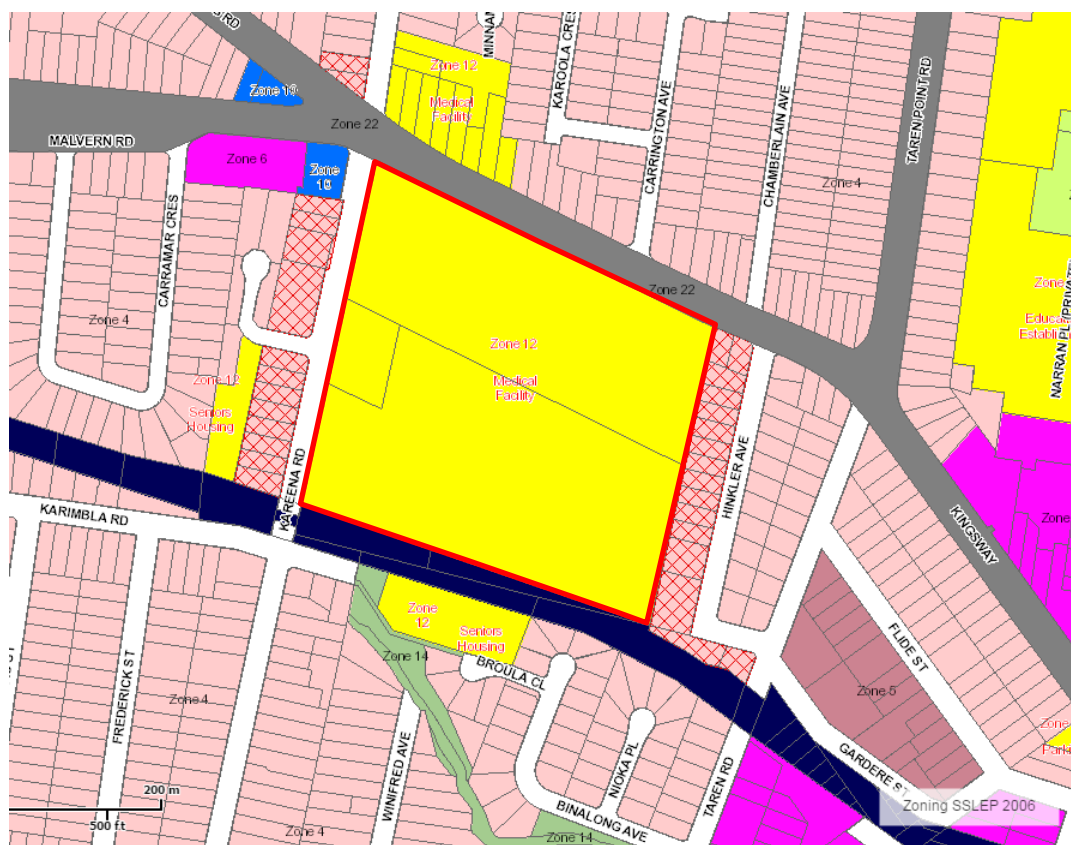


Figure 31 SLEP Zoning Map Extract. SH outlined in red. Site outlined in red (Source: SLEP)

The proposed works are defined as a "public hospital" and are therefore permitted with consent under the SLEP.

Consideration of all other relevant provisions of the SLEP is undertaken in the table below.

TABLE 8 - SLEP ASSESSMENT

Matters for Consideration- SLEP 2006	Comment	Complies
Clause 11 Zoning Table		
Zone 12 Special Uses – Medical Facility		
Objectives of zone The objectives of this zone are as follows: * to provide for a range of community facilities and services to meet the needs of the community, * to allow for development by public authorities, * to provide for a variety of development in accordance with local educational, religious or similar community demand, * to ensure the scale and nature of new development is compatible with the surrounding urban form and natural setting of the zone, * to recognise critical requirements, as identified by the Commonwealth, relating to the use of Commonwealth land for defence purposes.	The proposed development is directly associated with the existing hospital at the site and represents a form of development that is of a scale and nature consistent with existing development within the SH campus. Furthermore, the proposed new building has been setback, sited and designed in a way which mitigates any potential adverse impact on surrounding uses, including residential uses to the west and north of the site.	Yes
29 Crown development and public utilities		
Nothing in this plan (except for clause 23) is to be construed as restricting or prohibiting or enabling the consent authority to restrict or prohibit: * the carrying out of development of any description specified in subclauses (2)–(12), or * the use of existing buildings of the Crown by the Crown. Note. Clause 23 deals with development on land identified as having, or potentially having, acid sulfate soils.	Noted.	N/A
48 Urban design—general		
The consent authority must not consent to development unless it has considered the following matters that are of relevance to the development: * the extent to which high quality design and development outcomes for the urban environment of Sutherland Shire have been attained, or will be attained by the proposed development, * the extent to which any proposed buildings are designed and will be constructed to: * strengthen, enhance or integrate into the existing character of distinctive locations, neighbourhoods and streetscapes, and * contribute to the desired future character of the locality concerned, * the extent to which recognition has been given to the public domain in the design of the proposed development and the extent to which that design will facilitate improvements to the public domain, * the extent to which the natural environment will be retained or enhanced by the proposed development, * the extent to which the proposed development will respond to the natural landform of the site of the development, * the extent to which the proposed development will preserve, enhance or reinforce specific areas of high visual quality, ridgelines and landmark locations, including gateways, nodes, views and vistas, * the principles for minimising crime risk set out in Part B of the Crime Prevention Guidelines and the extent to which the design of the proposed development applies those principles.	The proposed development exhibits a high level of design quality and responds to these "urban design" principles. There are no specific areas of high visual quality, ridgelines, landmark locations etc., that will be impacted by the proposed development. CPTED principles have been considered in the architectural package prepared by BVN and Section 8.2.1 of this EIS.	Yes
53 Transport accessibility, traffic impacts and car parking		
The consent authority must not consent to development unless it has considered the following matters that are of relevance to the development:	All relevant transport accessibility, traffic impacts and car parking matters are addressed in the traffic and parking	Yes

* the extent to which the proposed development maximises opportunities, through design integration, to provide: * efficient links to identified transport nodes and corridors, such as railway stations, bus routes, pedestrian and cycle paths, and * facilities to cater for bicycle users, * the extent to which the demand for car parking, where there is good access to public transport nodes, will be managed, * the extent to which appropriate levels of car parking will be provided in connection with the development, * the extent to which walking, cycling and the use of public transport have been or will be encouraged, * the design of proposed car parking areas and access to them.	assessment prepared by ARUP. The findings of the assessment are discussed in Section 8.4.2 of this EIS. The proposal is consistent with this clause of the SLEP.	
55 Significant trees or natural landforms		
This clause applies to land on which a significant tree or significant landform is located. The consent authority must not consent to development on land to which this clause applies unless it is satisfied that: * the development will be carried out in a manner that ensures the continued good health of the tree or the continued structural integrity and visual quality of the landforms, and * in the case of development involving the erection of a building: * the building will be set back from the drip-line of any significant tree, and * the building will not encroach on, or adversely affect, any significant landform, and * development carried out in the immediate vicinity of significant trees will not result in the alteration of any significant landform or of any contour lines or drainage patterns.	The proposed development will not result in any impact on any significant trees or natural landforms.	Yes
56 Preservation of trees or vegetation		
Refer to LEP for full clause	Tree removal is proposed to facilitate the development. Approval is sought under this SSDA for the proposed tree removal. None of the trees to be removed are identified as being ecologically significant and adequate "offset" planting of native trees within the development zone is proposed.	Yes

As demonstrated above, the proposed development is consistent with all relevant provisions of the SLEP.

6.12 Draft Sutherland Local Environmental Plan 2013

Following the consideration of over 1400 submissions from the community on the latest public exhibition, Council adopted a final version of Draft Sutherland Local Environmental Plan 2013 (DSLEP) on 10 November 2014. The DSLEP has been forwarded to the DPE for gazettal and remains a draft at the time of writing this EIS. Consideration of the relevant provisions in the DSLEP is undertaken below.

As can be seen in the figure below, SH is zoned SP1 Special Activities (Health Services Facility).

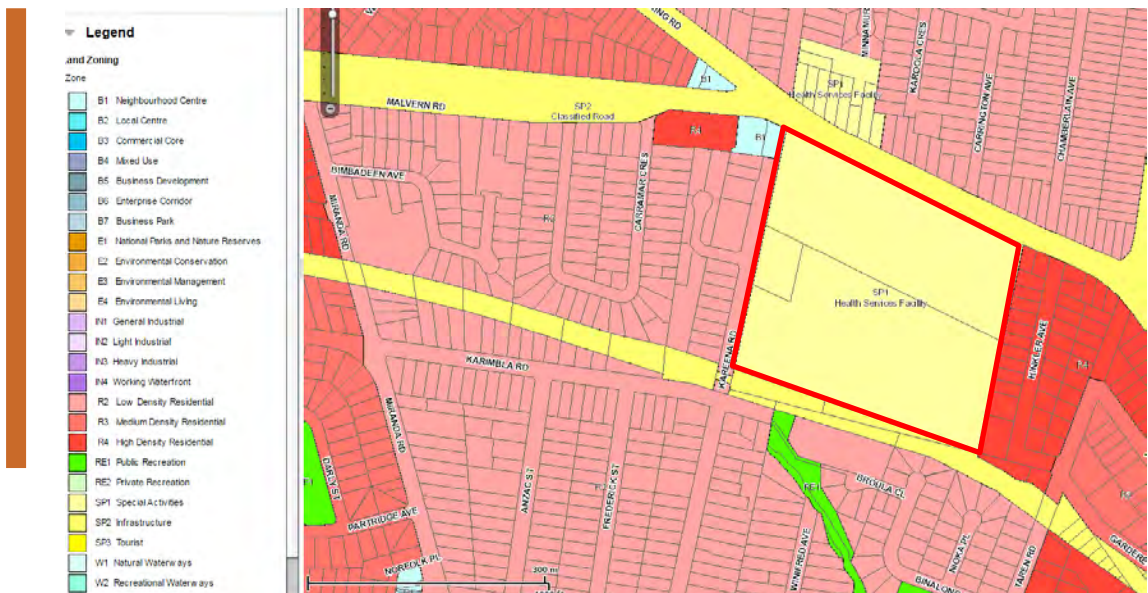


Figure 32 DSLEP Zoning Map Extract, SH outlined in red (Source: DSLEP)

The proposed development is associated with a "health services facility" and is therefore permitted with consent.

There is no maximum FSR or building height that applies to the site under the DSLEP. Further, there is no minimum landscaped area requirement shown for the site and the DSLEP does not identify that there are any heritage items located on or within the vicinity of the site.

Other provisions that relate to the site/development are addressed below:

- Clause 6.18 relates to stormwater management. The objective of this clause is to minimise the impacts of urban stormwater on the land to which the development applies, adjoining properties, native bushland and receiving waters. The civil engineering report prepared by TTW provides details regarding the proposed stormwater management associated with the development. The report confirms that consultation has been undertaken with Council to ensure that the proposed development meets Council's stormwater management requirements.
- Clause 6.24 relates to urban design. This clause states that consent must not be granted for development unless it has considered the following matters:

(a) the extent to which high quality design and development outcomes for the urban environment of Sutherland Shire have been attained, or will be attained by the proposed development,

(b) the extent to which any proposed buildings are designed and will be constructed to: (i) strengthen, enhance or integrate into the existing character of distinctive locations, neighbourhoods and streetscapes, and (ii) contribute to the desired future character of the locality concerned,

(c) the extent to which recognition has been given to the public domain in the design of the proposed development and the extent to which that design will facilitate improvements to the public domain,

(d) the extent to which the natural environment will be retained or enhanced by the proposed development,

(e) the extent to which the proposed development will respond to the natural landform of the site of the development,

(f) the extent to which the proposed development will preserve, enhance or reinforce specific areas of high visual quality, ridgelines and landmark locations, including gateways, nodes, views and vistas,

(g) the principles for minimising crime risk set out in Part B of the Crime Prevention Guidelines and the extent to which the design of the proposed development applies those principles.

Consideration of the above principles is undertaken below:

- The proposed development will result in a new contemporary building which comprises high quality materials and finishes. It is consistent with the desired future character of the site, being the ongoing operations of a health services facility;
- The proposed development is well setback from the streetscape so as to mitigate any adverse bulk and scale when viewed from the main frontage (The Kingsway);
- The proposed development will not result in any adverse impact on the natural environment, subject to the mitigation measures outlined in Section 10 of this EIS;
- There are no known specific areas of high visual quality, ridgelines and landmark locations on the site and therefore (f) does not apply; and
- The principles of CPTED have been addressed in Section 8.2.1 of this EIS.

We note that Clause 6.20 of the DSLEP relates to the Caringbah Medical Precinct, but this Precinct does not include SH. Therefore, the provisions of Clause 6.20 do not apply.

With regard to the above, the proposed development is consistent with all relevant provisions in the DSLEP.

7. Non-Statutory Considerations

7.1 NSW State Plan 2010

The NSW State Plan, 'NSW 2021', is built around five (5) key strategies. Of particular relevant to this proposal are the following two (2) strategies:

- Renovate Infrastructure; and
- Return Quality Services.

There are a series of goals that are associated with these high level strategies. Of relevance are the goals that focus on investing in critical infrastructure, providing world class clinical services with timely access and effective infrastructure. There are also goals to restore confidence in the public health system by redeveloping existing public health infrastructure to improve patient care.

The investment of the NSW government in the subject proposal will provide modern health services to the Sutherland LGA, and wider regional area, providing better equipped and responsive health care needs to the changing local demographic. On this basis, the proposal is considered to support the goals of NSW 2021.

7.2 The State Infrastructure Strategy - "First Things First"

The State Infrastructure Strategy "First Things First", is an assessment of priority infrastructure problems and solutions for the next two decades for the NSW Government, the community, business and all who have an interest in the success of NSW.

The Strategy builds on the NSW Government's existing public commitments and outlines a forward program of more than 70 urban and regional projects and reforms across a range of portfolios including health.

The report indicates that NSW's health system faces growing demand from an ageing population, lifestyle diseases and new care technologies. This will require new models of care, including more beds in smaller, specialist medical facilities and community health centres. The redevelopment of Sutherland Hospital is identified as a major hospital upgrade and therefore, the proposal is considered to be consistent with the Strategy.

7.3 A Plan for Growing Sydney

A Plan for Growing Sydney was released by the NSW Government on 15 December 2014. This Plan will guide land use planning decisions for the next 20 years and provides a framework for strengthening the global competitiveness of Sydney and delivering strong investment and job growth in Western Sydney.

The overarching "goals" set out in the Plan are below.

Sydney will be:

- (a) *a competitive economy with world class services and transport;*
- (b) *a city of housing choice with homes that meet our needs and lifestyles;*
- (c) *a great place to live with communities that are strong, healthy and well connected; and*
- (d) *a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.*

Of particular relevance to this SSDA is Action 1.10.3 of the Plan, which focuses on expansion of health facilities to service Sydney's Growing Population. Refer below.

ACTION 1.10.3: PLAN FOR EXPANSION OF HEALTH FACILITIES TO SERVICE SYDNEY'S GROWING POPULATION

Continued provision of world-class health services will require an expansion of health facilities such as hospitals and community health facilities. It will also involve ensuring health care providers can respond to population growth and changes in the State's demography such as more births and more older people. Lifestyles, the built environment and socio-economic factors will also have implications for future health service needs.

The Plan also provides an overview of "priorities" for the South subregion, which is where the site is located. The Sutherland Hospital/Caringbah medical area is identified as being important for supporting opportunities for strong local employment growth. During the operational phase of the proposed development, the SESLHD projects an increase of an additional 152 full time equivalent (FTE) jobs generated. This will progressively increase to 251 FTE in 2021/22 (fully operational to capacity).

The proposal is therefore considered to be consistent with the Plan.

7.4 NSW Long Term Transport Master Plan 2012

The NSW Long Term Transport Master Plan 2012 (Plan) provides a framework for delivery of integrated and modern transport systems. The Plan identifies the challenges and needs and the actions proposed to address these challenges. Given the proximity of the site to existing public transport services, the proposal will support the proposed actions contained within the Plan, as well as encouraging a model shift away from private vehicle use. This will be further enhanced through the preparation of a green travel plan, as recommended by ARUP in the Traffic and Parking Assessment accompanying this EIS (refer Section 10 for a mitigation measure to ensure this recommendation is satisfied). The availability of good public transport services (largely bus), complemented with the implementation of a green travel plan, will assist in reducing the reliance on private vehicle access for staff and patients.

7.5 Healthy Urban Development Checklist

To support the development of NSW Health staff's capacity to influence healthy design and the built environment the Healthy Urban Development Checklist was created. The purpose of the checklist is to assist health professionals to provide advice on urban development policies, plans and proposals.

The checklist is structured into ten chapters, each one focused on a characteristic that is important for healthy urban development. Each characteristic has up to five key considerations, formulated as questions. Consideration of these questions, where relevant, is undertaken in the table below:

TABLE 9: HUD CHECKLIST

Checklist code	Checklist question	Comment/Response
7.2 Healthy food checklist questions		
Not directly relevant to this application		
8.2 Physical activity checklist questions		
PA1: Encourage incidental physical activity		
PA1.5	Are streets (including bicycle and pedestrian networks) highly connected, offering direct routes to destinations of choice?	Pedestrian access and movement in the north-western corner of the site and around the parking areas and new building, has been reconfigured to maximise connectivity and pedestrian safety. Minimisation of conflict between pedestrians and vehicles was a key objective in the design of the amendments to the parking areas to the north and west of the proposed new hospital building. Refer to the figure below from the landscape package which demonstrates the resultant pedestrian circulation and movement through this part of the site.
PA1.8	Are pedestrian areas (such as public plazas, squares, pathways, trails, shopping areas, etc.) universally accessible (designed to accommodate the widest range of potential users)?	

		 ACCESS Primary Street Axis Primary Pedestrian Movement Secondary Pedestrian Movement Cross Movement Further to the above, pedestrian movement through the development zone and within the proposed new building has been designed to ensure all areas are universally accessible.
PA2: Promote opportunities for walking, cycling and other forms of active transport		
PA2.1-2. PA2.10	Safe movement of pedestrians etc.	Refer to comments above regarding safe movement of pedestrians.
PA3: Promote access to usable and quality public open spaces and recreational facilities		
PA3.1 - PA3.13	Not directly relevant to this application as no new open space or recreational facilities are proposed.	N/A
9.2 Housing checklist questions		
H1: Encourage housing that supports human and environmental health		Not applicable to this application as it does not involve housing.
10.2 Transport and connectivity checklist questions		
TC2: Reduce car dependency and encourage active transport		
TC2.1	No additional Carparking is proposed on-site. A green travel plan will be prepared prior to operation to ensure that sustainable travel options are encouraged for staff and visitors.	
TC2.2		
TC2.3		
TC2.4		
TC2.5		
TC2.6		
TC2.7		
TC2.8		
TC2.9		
TC2.10		
TC2.11		
TC2.12		
TC2.13		
TC3: Encourage infill development and/or integration of new development with existing development		
TC3.1	Does the policy, plan or proposal encourage the integration of new development with existing development and key destinations?	The proposed development promotes new hospital development within the existing hospital campus.
TC4: Encourage telephone and internet connectivity		
TC4.1	Does the policy, plan or proposal encourage equitable access to telephone and internet connectivity?	Yes.
11.2 Employment checklist questions		
EM1.2	Does the policy, plan or proposal encourage employment to be located in employment centres or clusters close to homes (to support more active forms of transport to work)?	Further employment will be generated on site during construction and operation.
EM1.3	Does the policy, plan or proposal encourage employees to utilise public transport and active transport for journeys to work?	A green travel plan will be prepared prior to operation to ensure that sustainable travel options are encouraged for staff and visitors.

EM1.7	Do places of employment include amenities that encourage people to walk or cycle to work (such as showers and bicycle parking)?	No new existing facilities are proposed, nor considered to be required given the relatively modest scale of development proposed.
EM2.3	Do places of employment include the option of staircases to access multiple levels of the work place?	Yes.
12.2 Safety and security checklist questions		
CS1: Consider crime prevention and sense of security		
CS1.1	Does the policy, plan or proposal include community safety and crime prevention in its objectives?	Principles of CPTED are addressed in Section 8.2.1 of this EIS.
CS1.2	Has the policy, plan or proposal been referred to the Local Area Command of the Police Service, or other appropriate body, to conduct a community safety and crime prevention review/audit?	
CS1.3	Does the policy, plan or proposal promote natural surveillance and clear sightlines?	
CS1.4	Does the policy, plan or proposal promote safe and easy movement?	
CS1.6	Do spaces appropriately identify their intended use? Will it be clear to future users who owns the space (is it public, private or communal), what the space is supposed to be for, and who is able to use it?	
PS3: Promote quality streetscapes that encourage activity		
PS3.2	Does the policy, plan or development proposal encourage high quality building facades and ground floor street frontages on important streets?	The proposed development incorporates high quality, well articulated facades to ensure that the developments results in a positive streetscape outcome. This is further enhanced through the substantial setbacks of the proposed new building from the site's respective street frontages (north and west), which assist in reducing the perceived bulk and scale of the development.
PS3.6	Are streets and other public spaces appropriately lit to encourage safe use after dark?	Appropriate lighting will be installed throughout the external areas of the development to ensure safety.
PS3.7	Do walking and cycling paths offer travel at a good rhythm with few interruptions (such as crossing busy intersections with long waiting times)?	Yes. Refer to earlier comments regarding pedestrian movement throughout the development zone.
PS4: Engender a sense of cultural identity, sense of place and incorporate public art		
PS4.1	Does the policy, plan or development proposal include a public art strategy? Will public art be included in the planned public spaces?	The scale of the development is not such that it warrants a public art strategy. No new designated "public spaces" are proposed under this SSDA.
14.2 Social Infrastructure checklist questions		
SI1: Provide access to a range of facilities to attract and support a diverse population		
SI1.2	Do planned facilities respond to the demographic profile and likely needs of the future population?	Yes
SI1.3	Does the policy, plan or proposal support access to health services including hospitals, community health centres, General Practitioners, and allied health professionals?	Yes
SI1.6	Does the policy, plan or proposal promote equitable access to services and facilities (including affordability, accessibility, responsive to the needs of a range of population groups etc.)?	Yes
SI1.7	Are planned facilities universally accessible and designed to be inclusive?	Yes
15.2 Social cohesion and social connectivity checklist questions		
SC1: Provide environments that will encourage social interaction and connection amongst people		Not directly relevant.
SC2: Promote a sense of community and attachment to place		Not directly relevant.
SC3: Encourage local involvement in planning and community life		
SC3.2	Have local communities been consulted about the policy, plan or proposal?	A detailed consultation process has been undertaken with relevant stakeholders. The

		wider community will be consulted during notification of the proposed SSDA.
SC4: Minimise social disadvantage and promote equitable access to resources		
SC4.1	Does the policy, plan or proposal provide opportunities for improving levels of health equity within the area? Are existing health inequalities likely to be reduced? (refer to the 'understanding the community' section in chapter 6)	Being a public hospital, the wider community including all vulnerable and disadvantaged groups, will have access to the proposed new hospital services.
SC4.2	Does the policy, plan or proposal exacerbate socio-economic divisions and is it likely to result in concentrations of socio-economically disadvantaged people?	No
SC4.4	Do vulnerable and disadvantaged groups (such as low income households, single parent families, unemployed people, recently arrived immigrants and refugees, Aboriginal and Torres Strait Islanders, people with a disability, older people) have fair and equitable access to services and facilities, employment opportunities and transport?	Being a public hospital, the wider community including all vulnerable and disadvantaged groups, will have access to the proposed new hospital services.
SC5: Avoid community severance, division or dislocation		
SC5.1	Are vulnerable or disadvantaged groups likely to be displaced or disadvantaged by the plan or proposal? If so, what strategies are proposed to minimise impacts and support individuals and groups?	No
SC5.2	Does the policy, plan or proposal promote physical integration with adjacent areas and existing development (through road connections, layout, open space network)?	Yes
16.2 Environment and health checklist questions		
EH1: Contribute to enhancing air quality		
EH1.3	Does the policy, plan or proposal include any strategies for encouraging greater use of public transport? (see chapter 10 on transport and connectivity)	Yes, refer to the traffic and parking assessment prepared by ARUP. Preparation of a green travel plan by SH is recommended.
EH1.7	Are there green spaces to reduce exposure to dust? Is native vegetation being retained in green spaces and buffer zones?	Yes. Refer to the landscape documentation prepared by Arcadia Landscape Architecture.
EH2: Contribute to enhancing water quality, safety and supply		
EH2.2	Does the plan, policy or proposal protect the natural water cycle through the incorporation of water sensitive urban design (WSUD) principles?	Yes, refer to the Integrated Water Management Plan prepared by DSC.
EH2.3	Has consideration been given in planning to ways to reduce potable water demand?	As above.
EH2.4	Is wastewater treated in a way that protects health (may require input from Environmental Health branch of NSW Health)?	Yes.
EH3: Minimise disturbance and health effects associated with noise, odour and light pollution		
EH3.1	Does the plan, policy or proposal demonstrate an awareness of noise, odour and light pollution issues and address these through the location and/or separation of land uses?	Yes, as addressed in Section 8 of this EIS although we note that there will not be any odour issues resulting from the proposal.
EH3.4	If industrial or other potentially noise, odour or light producing uses are being located adjacent to established residential areas have the appropriate studies been undertaken and have the relevant mitigation measures been introduced to prevent harmful impacts?	Yes, refer to the acoustic report prepared by Wood and Grieve Engineers and accompanying this EIS.
EH3.5	Does the policy, plan or proposal encourage barriers to control or reduce noise (such as insulation and double glazing)? Note that vegetation is not considered an effective noise barrier.	Yes, refer to the acoustic report prepared by Wood and Grieve Engineers and accompanying this EIS.
EH3.6	Does the policy, plan or development proposal specify how noise will be managed during construction and operational phases of projects?	Yes, refer to the construction noise and vibration management plan prepared by Wood and Grieve Engineers and accompanying this EIS.
EH3.7	Does the plan, policy or proposal indicate compliance with the allowable noise limits for residential locations (often around 45-55 dBA)?	Yes, refer to the acoustic report prepared by Wood and Grieve Engineers and accompanying this EIS.

EH4: Consider the potential for hazards (both natural and man made) and address their mitigation		
EH4.1	Has the policy, plan or proposal addressed potential hazards such as flooding and bushfire? Have the relevant legislative requirements and regulations regarding flooding and bushfire prevention been addressed?	The site is not subject to these potential hazards.
EH4.2	Does the plan or policy identify and respond to all the natural and non-natural hazards that may impact on the local community?	Not applicable.
EH4.3	Have evacuation routes and safe marshalling/gathering areas been identified in case of natural disaster or other hazard?	Existing hospital procedures will continue to apply.
EH4.4	Has site contamination been considered? What studies have been conducted to examine the potential for site contamination?	Yes. Refer to Section 6.7 of this EIS.
EH4.6	Are there any features of the policy, plan or proposal that pose a potential threat to environmental sustainability? If so, is there an appropriate management or mitigation plan in place?	No.

The proposal is consistent with the relevant provisions/questions of the HUD Checklist.