

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 7542
Proposal Name	RPA Hospital Multi-storey Staff Carpark
Location	Church Street, Camperdown
Applicant	Health Infrastructure
Date of Issue	29 March 2016
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include: - adequate baseline data; - consideration of potential cumulative impacts due to other development in the vicinity; and - measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. The EIS must be accompanied by a report from a qualified quantity surveyor providing: - a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; - an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and - certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: 1. Statutory and Strategic Context – including: Address the statutory provisions contained in all relevant environmental planning instruments, including: - 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; and - Sydney Local Environmental Plan 2012. <i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development. <i>Development Standards</i> Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.

2. Policies

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities;
- A Plan for Growing Sydney;
- NSW Long Term Transport Master Plan 2012; and
- Healthy Urban Development Checklist, NSW Health.

3. Built Form and Urban Design

- Address the height, bulk and scale and setbacks of the proposal in relation to the hospital campus and the surrounding locality, topography and streetscape.
- Address design quality, with specific consideration of façade treatment in terms of materials, colours and screening.
- Demonstrate design excellence in accordance with the design excellence provisions of Sydney Local Environmental Plan 2012.
- Address *Crime Prevention Through Environmental Design* matters in relation to surveillance of the car park, access controls, security features, and existing and new pedestrian desire lines throughout the hospital.

4. Environmental Amenity

- Detail any amenity impacts on existing hospital buildings and surrounding development including solar access, acoustic impacts, visual privacy, loss of outlook and wind impacts. A satisfactory level of environmental amenity for surrounding land uses and any open space areas must be demonstrated.
- Address the visibility of the car park structure from surrounding buildings (with consideration given to providing a green roof to provide visual interest and improve environmental performance).

5. Social Impact

Address the relocation of the existing staff child care centre.

6. Transport and Accessibility

Include a transport and accessibility assessment which details, but is not limited to, the following:

- details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
- provision of current staff and visitor car parking on the subject site;
- current daily and hourly movements and duration of stay at the existing car park including on a typical weekday and weekend;
- an assessment of the existing and future transport needs associated with the hospital, including a clear understanding of the travel task for all modes at different times of the day (peak, off peak) and week;
- an estimate of the total daily and peak hour vehicle trips generated by the proposal, including details of assumptions made to determine/justify the amount of spaces sought to service the hospital, including estimated trip generation, car modal split, duration of stay etc.;
- an assessment of the existing and future performance of key intersections providing access to the site and any upgrades (road/intersections) required as a result of the development;
- an assessment of safety and convenient access for pedestrians between the proposed car park and the hospital services;
- the impact on public transport services and infrastructure (existing and planned) and walking cycling access and facilities;
- the proposed access arrangements and measures to mitigate any associated impacts on road safety, walking and cycling, public transport services and traffic flows;

- include a pricing policy for use of the car park to align public transport and active transport targets with private vehicle targets, with consideration given to formulating a Green Travel Plan for the hospital addressing ways in which sustainable and active transport modes will be encouraged; and
- traffic, transport and road safety impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking (including the temporary loss of parking on the site) and public transport impacts. Detailed information should be provided on existing bus services and bus stops and measures to avoid impacts during the construction period. A draft Construction Traffic Management Plan should be included to demonstrate the proposed management and mitigation of the impacts. This Plan should also provide details of vehicle routes, number of construction vehicle movements, hours of operation, construction program, work zone location, access arrangements and traffic control measures for all construction activities.

→ *Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Developments (Roads and Maritime Services)*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
- *NSW Planning Guidelines for Walking and Cycling*
- *Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development*

7. Ecologically Sustainable Development (ESD)

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design and ongoing operation phases of the development.
- Include a description of the measures that would be implemented to minimise consumption of resources and energy.

8. Heritage

Include a Heritage Impact Statement that addresses the significance of, and provides an assessment of the impact on the heritage significance of any heritage items on the site and in the vicinity, and/or conservation areas and/or potentially archaeologically significant areas, in accordance with the guidelines in the NSW Heritage Manual.

9. Noise and Vibration

Identify and provide a quantitative assessment of the main noise and vibration generating sources during construction and operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Interim Construction Noise Guideline (DECC)*
- *Assessing Vibration: A Technical Guideline 2006*

10. Contamination

Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.

→ *Relevant Policies and Guidelines:*

- *Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)*

11. Drainage

Detail drainage associated with the proposal, including stormwater and drainage infrastructure.

12. Water Sources

Assess impacts on groundwater, including groundwater quality, quantity and connectivity.

	→ <i>Relevant Policies and Guidelines:</i> • <i>NSW Aquifer Interference Policy (NOW, 2012)</i> • <i>NSW State Rivers and Estuary Policy (1993)</i> • <i>NSW Guidelines for Controlled Activities on Waterfront Land (DPI, 2012)</i> 13. Flooding Assess any flood risk on site and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity. 14. Waste Identify, quantify and classify the likely waste streams to be generated during construction and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • Architectural drawings (dimensioned and including RLs); • A physical 3D model and 3D CAD model; • Site survey plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries; • Site analysis plan; • Stormwater concept plan; • Sediment and erosion control plan; • Shadow diagrams; • View analysis / photomontages; • Landscape plan (identifying any trees to be removed and trees to be retained or transplanted); • Draft Public Domain Plan; • Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan; • Geotechnical and structural report; • Arborist report; • Acid sulphate soils management plan (if required); and • Schedule of materials and finishes.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • City of Sydney Council; • Transport for NSW; and • Roads and Maritime Services. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided
Further consultation after 2 years	If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.