

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 7545
Proposal Name	Forensic Pathology and Coroners Court
Location	Main Avenue, Lidcombe
Applicant	Health Infrastructure on behalf of Health Administration Corporation
Date of Issue	6 April 2016
General Requirements	The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation). 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 key issues below, and any other significant issues identified in the risk assessment, must include: • adequate baseline data; • consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); and • measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment. The EIS must also 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 Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV; • an estimate of jobs that will be created during the construction and operational phases of the proposed 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 • Auburn Local Environmental Plan 2010.

	<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: • State Priorities; • A Plan for Growing Sydney; • NSW Long Term Transport Master Plan 2012; • Sydney's Cycling Future 2013; • Sydney's Walking Future 2013; and • Healthy Urban Development Checklist, NSW Health. 3. Built Form and Urban Design • Address the height, density, bulk and scale, and setbacks of the proposal in relation to the locality and the surrounding development, topography and streetscape. • Address design quality, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours and Crime Prevention Through Environmental Design Principles. • Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development. 4. Environmental Amenity Detail amenity impacts including acoustic impacts, visual privacy and overshadowing. A high level of environmental amenity for any immediately adjacent residential land uses must be demonstrated, or detailed justification provided where significant impacts cannot be avoided. 5. Transport and Accessibility Include a transport and accessibility assessment, which details, but is not limited to, the following: • the existing and proposed pedestrian and cycle movements within the vicinity of the site; • an estimate of the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and cycle trips; • the adequacy of public transport to meet the likely future demand of the proposed development; • measures to promote travel choices that support the achievement of State targets, such as a location-specific sustainable travel plan; • the daily and peak vehicle movements impact on nearby intersections, including Joseph Street/Weroona Road, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for upgrading or road improvement works (if required); • the proposed access arrangements and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks;
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	- proposed car and bicycle parking provision, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards; - service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); and - traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact. → <i>Relevant Policies and Guidelines:</i> <i>Guide to Traffic Generating Developments (RTA)</i> <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> <i>NSW Planning Guidelines for Walking and Cycling</i> <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> 6. 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. - Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice. - Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy. 7. Heritage Include a statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas and/or potentially archaeologically significant areas in accordance with the guidelines in the NSW Heritage Manual. 8. 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. → <i>Relevant Policies and Guidelines:</i> <i>NSW Industrial Noise Policy (EPA)</i> <i>Interim Construction Noise Guideline (DECC)</i> <i>Assessing Vibration: A Technical Guideline 2006</i> 9. Contamination Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → <i>Relevant Policies and Guidelines:</i> <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> 10. Utilities - Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure.
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	• Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. 11. Contributions Address Council's Development Contribution Plan and/or details of any Voluntary Planning Agreement. 12. Drainage and Stormwater Detail drainage associated with the proposal, including stormwater and drainage infrastructure, with consideration of localised flooding issues. 13. Waste Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.
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); • 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); • Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures; • Geotechnical and Structural Report; • Accessibility 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: • Auburn Council. 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.