

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 7720
Proposal Name	Dubbo Hospital Redevelopment Stages 3 and 4
Location	Myall Street, Dubbo
Applicant	Health Infrastructure, on behalf of Health Administration Corporation
Date of Issue	15 July 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 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 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 (completed, underway or proposed); 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 <i>Environmental Planning and Assessment Regulation 2000</i>) 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.55 – Remediation of Land; • State Environmental Planning Policy No.33 – Hazardous and Offensive Development;

	• Orana Regional Environmental Plan No.1 – Siding Spring (if applicable); and • Dubbo Local Environmental Plan 2011. <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; • NSW Long Term Transport Master Plan 2012; • Draft Central West and Orana Regional Plan; • Dark Sky Planning Guideline 2016; • Dubbo Urban Areas Development Strategy, Institutional Precinct Strategy (Health Precinct), Western Plains Regional Council; • Central West Regional Transport Plan 2013; and • Healthy Urban Development Checklist, NSW Health. 3. Built Form and Urban Design • Address the height, density, bulk and scale, setbacks of the proposal in relation to existing hospital buildings, the surrounding locality, topography and streetscape. • Address design quality, with specific consideration of the overall site layout, connectivity, interface with the public domain, streetscape, open spaces, landscaping, internal streets, pathways, 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 solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. A high level of environmental amenity must be demonstrated. 5. Transport and Accessibility Include a transport and accessibility assessment which details, but is not limited to, the following: • 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; • the existing and proposed pedestrian and bicycle routes and facilities within the vicinity of and surrounding the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles; • an estimate of the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips;
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	• the impact of daily and peak (AM and PM) vehicle movements on nearby intersections, in particular on the Golden Highway and its intersections with Myall, Leonard and Caroline Streets and Mary McKillop Avenue, and consideration of the cumulative impacts from any other approved developments in the vicinity, and the need/associated funding for upgrading or road improvement works (if required), including traffic modelling and analysis; • the assessment of the adequacy of existing public transport, pedestrian and cycle networks and infrastructure to meet the likely future demand of the proposed development; • measures to promote travel choices that support sustainable travel, such as a location-specific sustainable travel plan, provision of end-of-trip facilities, green travel plans and wayfinding strategies; • existing and proposed vehicular access arrangements, including pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks; • proposed car and bicycle parking provisions for staff and visitors, including consideration of medium to long term access and parking issues and mitigation measures, availability of public transport and the requirements of the relevant parking codes and Australian Standards; • provision of end of trip facilities (i.e. showers, lockers, change rooms etc.) for the use of employees who choose to walk or cycle to/from work as well as undertake activities during work hours; • ambulance, emergency vehicles (e.g. police and fire), service vehicle access, delivery and loading arrangements and estimated vehicle movements (including vehicle type and the likely arrival and departure times); • traffic and transport impacts during construction, in particular on Myall Street, Mary McKillop Avenue and Cobbora Road, and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport and the cumulative impact of any nearby construction projects, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact; and • details of any works that may impact on the existing rail corridor, such as ground penetration works (e.g. excavation, piers/piles etc) in consultation with the rail authority. → <i>Relevant Policies and Guidelines:</i> • <i>Guide to Traffic Generating Developments (RMS)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>Cycling Aspects of Austroads Guides</i> • <i>NSW Planning Guidelines for Walking and Cycling</i> • <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> • <i>Development Near Rail Corridors and Busy Roads – Interim Guidelines (DoP)</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.
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	• Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy. 7. Biodiversity • Biodiversity impacts related to the proposed development are to be assessed and documented in accordance with the Framework for Biodiversity Assessment (FBA)(OEH 2014), unless otherwise agreed by OEH, by a person accredited in accordance with s142B(1)(c) of the Threatened Species Conservation Act 1995. 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. • Assessment of noise impacts in accordance with 'Development Near Rail Corridors and Busy Roads – Interim Guidelines', including details of noise mitigation measures. → <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> • <i>Development Near Rail Corridors and Busy Roads – Interim Guidelines (DoP)</i> 9. Heritage • Assess the impact of the proposal on the heritage significance of the place and its individual components in accordance with NSW Heritage guidelines and <i>Dubbo Local Environmental Plan 2011</i>. • Consideration of the archaeological potential of the area and the potential impact of the proposal on the archaeological significance of the site in accordance with the guidelines of the Heritage Council of NSW. 10. Aboriginal Heritage Where relevant, the EIS shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010. → <i>Relevant Policies and Guidelines:</i> • <i>Guide to investigating requirements for proponents 2010 (DECCW)</i> 11. 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> • <i>Dubbo City Council's Contaminated Land Register</i> • <i>Dubbo Local Environmental Plan 2011 Clause 7.5 Groundwater vulnerability</i>
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	12. 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. • 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. 13. Contributions Address Council's relevant Section 94 Contribution Plans, Section 64 Water and Sewage Contribution Plan and/or details of any Voluntary Planning Agreement. 14. Drainage Prepare a stormwater management plan that details drainage associated with the proposal, existing development and any proposed future expansion, including stormwater and drainage infrastructure. 15. 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. 16. Water and Soils • Address measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles, especially during demolition and excavation stages. • Address the impacts of the proposed development on water quality, including the nature and degree of impact on receiving waters for both surface and groundwater and hydrology. → <i>Relevant Policies and Guidelines:</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> • <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> 17. Waste Identify, quantify and classify the likely waste streams to be generated during demolition (e.g. asbestos), 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: • Western Plains Regional Council; • Roads and Maritime Services; • Australian Rail Track Corporation; and • Transport for NSW. 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 two 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.