Secretary’s Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

<table>
<thead>
<tr>
<th>Application Number</th>
<th>SSD 9103</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposal Name</td>
<td>New Macksville Hospital</td>
</tr>
<tr>
<td>Location</td>
<td>Pacific Highway, Macksville</td>
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<tr>
<td>Applicant</td>
<td>Health Administration Corporation</td>
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<tr>
<td>Date of Issue</td>
<td>2 March 2018</td>
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</tbody>
</table>

**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 *Environmental Planning and Assessment Regulation 2000* (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 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 44 – Koala Habitat Protection;
   - State Environmental Planning Policy No. 55 – Remediation of Land;
   - State Environmental Planning Policy No. 64 – Advertising and Signage;
   - State Environmental Planning Policy No 71 – Coastal Protection; and
   - Nambucca Local Environmental Plan 2010.
Permissibility
Detail the nature and extent of any prohibitions that apply to the development.

Development Standards
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 and Premier Priorities;
• North Coast Regional Plan 2036;
• Draft Future Transport Strategy 2056 and supporting plans;
• Crime Prevention Through Environmental Design (CPTED) Principles;
• Planning Guidelines for Walking and Cycling;
• Healthy Urban Development Checklist, NSW Health; and
• Better Placed – An integrated design policy for the built environment of NSW 2017.

3. Built Form and Urban Design
• Address the height, density, bulk and scale, setbacks of the proposal in relation to the hospital campus, surrounding development, topography, streetscape and any public open spaces.
• Address design quality, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, heritage significance, materials, colours and Crime Prevention Through Environmental Design Principles.
• Demonstrate how the proposed development could integrate with any potential future expansion of the campus or any potential surrounding health precinct.
• 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, reflectivity from building facades and wind impacts. A high level of environmental amenity for any areas of public open space must be demonstrated.

5. Transport and Accessibility
Include a transport and accessibility impact assessment, which details, but not limited to the following:
• accurate details of the current daily and peak hour vehicle, public transport, pedestrian and cycle movement and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
• an assessment of the operation of existing and future transport networks including the bus network and their ability to accommodate the forecast number of trips to and from the development;
• details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips;
• the adequacy of public transport, pedestrian and bicycle networks and infrastructure to meet the likely future demand of the proposed development;
• the impact of the proposed development on existing and future public transport infrastructure within the vicinity of the site and identify measures to integrate the development with the transport network;
• details of any upgrading or road improvement works required to accommodate the proposed development;
• details of travel demand management measures to encourage sustainable travel choices and details of programs for implementation;
• the impact of trips generated by the development on nearby intersections (particularly Old Pacific Highway/Old Coast Rd and Letitia Close roundabout), with consideration of the cumulative impacts from other approved developments in the vicinity and for a 20-year horizon, and the need/associated funding for upgrading or road improvement works, if required;
• the proposed active transport access arrangements and connections to public transport services;
• the identification of suitable infrastructure required to ameliorate any adverse impacts on traffic efficiency and road safety, including details on improvements required to affected intersections;
• the proposed access arrangements, including car and bus pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and bicycle networks, including pedestrian crossings and refuges and speed control devices and zones;
• measures to maintain road and personal safety in line with CPTED principles;
• details of the proposed number of car parking spaces and compliance with appropriate parking codes and justification for the level of car parking provided on-site;
• details of the proposed number of bicycle parking spaces (in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance) and the provision of end-of-trip facilities;
• details of emergency vehicle access arrangements;
• an assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures;
• service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times);
• in relation to construction traffic:
  o assessment of cumulative impacts associated with other construction activities;
  o an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity;
  o details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process;
  o details of anticipated peak hour and daily construction vehicle movements to and from the site;
  o details of access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle;
  o details of temporary cycling and pedestrian access during construction;
  o details of proposed construction vehicle access arrangements at all stages of construction; and
  o traffic and transport impacts during construction, including cumulative impacts associated with other construction activities, 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 (which must include vehicle routes, number of trucks, hours of operation, access
arrangements and traffic control measures for all demolition/construction activities).

→ Relevant Policies and Guidelines:

- Guide to Traffic Generating Developments (Roads and Maritime Services)
- EIS Guidelines – Road and Related Facilities (DoPI)
- Cycling Aspects of Austroads Guides
- NSW Planning Guidelines for Walking and Cycling
- Standards Australia AS2890.3 (Bicycle Parking Facilities)

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. Biodiversity

Biodiversity impacts related to the proposal and the preparation of a Biodiversity Development Assessment Report are to be addressed in accordance with the requirements of the Biodiversity Conservation Act 2016.

→ Relevant Policies and Guidelines:

- Policy and guidelines for fish habitat conservation and management (2013)

8. Aboriginal Heritage

Address Aboriginal Heritage in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.

9. Noise and Vibration

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

→ Relevant Policies and Guidelines:

- Noise Policy for Industry 2017 (EPA)
- Interim Construction Noise Guideline (DECC)
- Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008)

10. Sediment, Erosion and Dust Controls

Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.

→ Relevant Policies and Guidelines:

- Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)
11. Contamination
Assess and quantify any soil and groundwater contamination and 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)

12. Utilities
- Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation and easement 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 Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.

14. Water Sources
- Assess impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, neighbouring properties, watercourses, riparian land, the floodplain and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Outline proposed water management on the site and proposed water management infrastructure, based on a detailed site water balance, including annual volumes of surface water and groundwater proposed to be taken by the activity, assessment of any volumetric water licensing requirements and the identification of an adequate and secure water supply for the life of the project.
- Identify surface and ground water monitoring activities and methodologies.
- Identify and demarcate any waterfront land and distance to waterfront land.
- Investigate opportunities for the alteration or removal of agricultural drains to restore natural floodplain function and improve water quality.

→ Relevant Policies and Guidelines:
- Guidelines for Controlled Activities on Waterfront Land (DPI)
- NSW Aquifer Interference Policy
- Restoring the Balance: Guidelines for managing floodgates and drainage systems on coastal floodplains

15. Drainage
- Detail drainage associated with the proposal, including stormwater and drainage infrastructure.
- Detail measures to minimise operational water quality impacts on surface waters and groundwater.

→ Relevant Policies and Guidelines:
- Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)
16. Flooding
Assess flood risk on site (detailing the most recent flood studies for the project area) 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.

17. Bushfire
Prepare a bush fire hazard assessment that addresses the specifications and requirements for Special Fire Protection Purpose Development as detailed in Planning for Bush Fire Protection 2006.

18. 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.

19. Construction Hours
Identify proposed construction hours and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.

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 including but not limited to the following requirements:
  - dimensioned and including RLs;
  - MGA co-ordinates;
  - site and context plans that demonstrate active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links; and
- Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries;
- Site Plan;
- Site Analysis Plan;
- Drawings identifying location of any Departure and Approach Procedures for any helipad proposed on the site;
- Stormwater Concept Plan;
- Sediment and Erosion Control Plan;
- Shadow Diagrams;
- View Analysis / Photomontages, including from public vantage points;
- An integrated Landscape Plan/Strategy (including identification 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;
- Acid Sulfate Soil Management Plan;
- Accessibility Report;
- Schedule of materials and finishes; and
- Green Travel Plan for hospital staff, visitors and patients.
## Consultation

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, special interest groups including local Aboriginal land councils and registered Aboriginal stakeholders, and affected landowners. In particular, you must consult with:
- Nambucca Shire Council;
- Transport for NSW; and
- Roads and Maritime Services, including Pacific Highway Program Office.

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 consider relevant guidelines, policies, and plans as identified.