

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*

Application Number	SSD 9113
Proposal Name	Prince of Wales Hospital Redevelopment Stage 1
Location	Hospital Road, Randwick
Applicant	Health Administration Corporation
Date of Issue	12 March 2017
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 33 – Hazardous and Offensive Development; • State Environmental Planning Policy No. 55 – Remediation of Land; • State Environmental Planning Policy No. 64 – Advertising and Signage; and • Randwick 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 and Premier Priorities; • Draft Greater Sydney Regional Plan 2017; • 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; • Greater Sydney Commission's Draft Eastern City District Plan; 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. • Demonstrate how high-quality design will be achieved with reference to Better Placed – An integrated design policy for the built environment of New South Wales and in accordance with a strategy developed in consultation with the Government Architect of NSW. 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 surrounding residential properties or 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 (including point to point transport), 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 Sydney Light Rail 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 (including point to point transport), 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;
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	• the impact of the proposed development on existing and future public transport infrastructure within the vicinity of the site, including Sydney Light Rail and bus network, and identify measures to integrate the development with the transport network and surrounding education and health facilities; • details of any upgrading or road improvement works required to accommodate the proposed development, including any new proposed signalised intersections; • details of travel demand management measures (for staff and visitors) to encourage sustainable travel choices and details of programs for implementation and monitoring (including provision of green travel plans and wayfinding strategies); • the impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity and for a 10-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, including Sydney Light Rail and bus services; • 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 (including Sydney Light Rail), 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 existing car parking capacity across the existing hospital campus and the occupancy rate during peak demand periods (based on a parking occupancy and turnover survey); • details of the proposed number of additional car parking spaces to be provided for staff and visitors and compliance with appropriate parking codes and justification for the level of car parking provided on-site; • detail measures to be implemented to discourage staff and visitors parking on surrounding residential streets; • 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 (including Sydney Light Rail and UNSW projects); - 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 (including work zones), construction workers to and from the site, emergency vehicles and service vehicles; - o details of temporary cycling and pedestrian access during construction;
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	- 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 and Pedestrian 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: • <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</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>Standards Australia AS2890.3 (Bicycle Parking Facilities)</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. 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 <i>Biodiversity Conservation Act 2016</i>. → Relevant Policies and Guidelines: • <i>Policy and guidelines for fish habitat conservation and management (2013)</i> 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 <i>NSW Heritage Manual</i>. 9. 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. 10. 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:
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	• <i>Noise Policy for Industry 2017 (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 Guideline (Department of Planning 2008)</i> 11. Sediment, Erosion and Dust Controls • Detail measures and procedures to minimise and manage the generation and off-site transmission of vapours, sediment, dust and fine particles. • Prepare a Sediment and Erosion Control Plan detailing type of sediment and erosion control measures, location of material stockpiles and storage areas and location of building operations and equipment. → Relevant Policies and Guidelines: • <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> • <i>Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)</i> 12. 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: • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> 13. 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. 14. 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. 15. Drainage • Detail drainage associated with the proposal, including stormwater and drainage infrastructure. • Prepare a Drainage Infrastructure Management Plan for the extended development site (bordered by Botany Street, Magill Street, Hospital Road and High Street). The management plan must identify all existing drainage infrastructure within the extended development site and fully document changes to the infrastructure required to facilitate construction of the proposed development. • Detail measures to minimise operational water quality impacts on surface waters and groundwater and outline measures to not cause surface water flows or flows within the Council owned drainage network to be transferred from one catchment or sub-catchment to a different catchment or sub-catchment, nor change the time of concentration for each sub-catchment as pre-development and post-development hydrographs. → Relevant Policies and Guidelines:
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	• <i>Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)</i> 16. Flooding Assess flood risk on site (based on the Draft Birds Gully and Bunnerong Road Flood Study) 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. Groundwater Assess the existing groundwater regime for the development site. The design of any basement structures must consider the impact of the structures on groundwater (seepage flows and/or water table) and preclude the need for permanent/extended periods of dewatering of the site in dealing with seepage flows or building within the water table. 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.
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 including but not limited to the following requirements: - o dimensioned and including RLs; - o MGA co-ordinates; - o 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 (if relevant); • 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); • An integrated public domain/urban design plan including: active transport; existing, proposed and potential footpaths and bicycle paths and link to surrounding public transport; • A physical materials samples board (no larger than A3) with correct proportional representation of materials; • 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; and • Accessibility Report.
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: • Randwick City Council; • Sydney Light Rail; • Roads and Maritime Services; and • Sydney Coordination Office within 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 consider relevant guidelines, policies, and plans as identified.