

Our ref: Rouse Hill Hospital (SSD-96248991)

Ms Emma Skulander  
Chief Executive  
Health Infrastructure  
1 Reserve Road  
St Leonards NSW 2065

16 October 2025

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## **Subject: Planning Secretary's Environmental Assessment Requirements – Industry Specific**

Dear Ms Skulander

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for your project, Rouse Hill Hospital (SSD-96248991).

Based on the information provided in your application, industry-specific SEARs have been issued for your project.

Please contact the Department as soon as possible if your project changes, such that consultation is required with public authorities (under Part 8 of the EP&A Regulation). Your SEARs may need to be reissued and a scoping report may also be required.

The Planning Secretary may amend the SEARs to ensure the environmental assessment addresses all relevant matters and aligns with current assessment practice.

### **Expiry of SEARs**

The SEARs are valid for two years from the date of issue (or the date of the last modification). If you require an extension, please contact the Department at least three months prior to the expiry date. If your application is not submitted within this period, a new request for SEARs will be required to progress your project.

### **Additional assessment requirements**

The Department has identified assessment requirements additional to those attached. These requirements, in addition to the industry-specific SEARs, are provided below and should be taken to be the collective SEARs for the project.

### Contamination

- In relation to Contamination and Remediation, if required, provide a Remediation Action Plan (RAP) including Interim Audit Advice from an EPA-accredited Site Auditor certifying the RAP as appropriate.

### Hazards and Risk

- If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline and prepare a hazard analysis (pipeline).

### Fire Safety

- Provide a report detailing compliance with Fire & Rescue NSW Fire Safety Guidelines, Position Statements (available at <https://www.fire.nsw.gov.au/page.php?id=9145>), and any other relevant requirements. Please contact Fire & Rescue NSW at [firesafety@fire.nsw.gov.au](mailto:firesafety@fire.nsw.gov.au) for details of the applicable requirements.

### Community Engagement Appendix

- Provide a detailed community engagement table, identifying where the issues raised by the community during engagement have been addressed in the EIS.

### Consultation Appendix

- Provide a consolidated list of consultation activities with relevant public agencies, authorities and Council including the following details:
  - dates of consultation.
  - the contact representative's details including name and title.
  - information provided by the Applicant as part of the consultation.
  - details of the information provided to the Applicant in response to the consultation.

### Detailed Mitigation Appendix

- Provide a consolidated table of all detailed mitigations measures for the project (excluding any mitigation measures that are built into the physical layout and design of the project and captured in the project description). The detailed mitigation measures must include a reference to the technical or other source of the mitigation measure commitment.

### Preparing your Environmental Impact Statement (EIS)

Your EIS must be prepared having regard to the Department's *State Significant Development Guidelines* – including the *Preparing an Environmental Impact Statement Guideline*. All relevant guides for State significant projects that are referenced in the SEARs are available at:

<https://www.planning.nsw.gov.au/policy-and-legislation/planning-reforms/rapid-assessment-framework/improving-assessment-guidance>.

You are also required to consult with the Department and relevant agencies during the preparation of your EIS, in accordance with *the Undertaking Engagement Guidelines for State Significant Projects*. For more information, please visit the [Prepare EIS page](#) on the NSW planning portal. Agency contact details can be found at:

<https://www.planningportal.nsw.gov.au/major-projects/assessment/guide-agency-directory>.

Before submission, a Registered Environmental Assessment Practitioner (REAP) must declare that your EIS meets the required standards for completeness, accuracy, quality and clarity, as outlined in Division 5 of Part 8 of the *Environmental Planning and Assessment Regulation 2021* (the EP&A Regulation). A pro forma declaration can be found in [Appendix B of the \*Preparing an Environmental Impact Statement Guideline\*](#).

### Biodiversity Development Assessment Report

Any development application that is required to be submitted with a Biodiversity Development Assessment Report must use the template available at:

<https://www.environment.nsw.gov.au/research-and-publications/publications-search/guidance-for-the-biodiversity-development-assessment-report-template>.

### Lodging your development application (DA)

To ensure your application is ready for lodgement, please complete the following steps **at least two weeks in advance**:

- **Submit the Payer Detail Form** to the email address provided on the form. This allows sufficient time for fee determination and payment arrangements to be finalised. The form is available at:

<https://www.planningportal.nsw.gov.au/major-projects/assessment/state-significant-development/ssd-process/prepare-eis>

- **Contact our team** to confirm that all lodgement requirements have been met, including whether hard copies, electronic copies, or both will be required for the public exhibition of the EIS.

Upon submission of your application and EIS, the Department will review it for completeness under Part 8 of the EP&A Regulation. At this time, you will also be advised of the applicable DA fee for your project.

### Information needed to determine the DA fee

Your application must include an Estimated Development Cost (EDC) Report that supports the estimated development cost and aligns with the information in your DA form. The Department will review the report for completeness in accordance with the EP&A Regulation and relevant Planning Circular. If your project involves marinas, extractive industries or any subdivision of land, you must also ensure that your report includes a breakdown of estimated costs for any other component of your project.

Please note that **your DA is not taken to be lodged until the DA fee has been paid.**

### Matters of National Environmental Significance

Any development likely to have a significant impact on matters of National Environmental Significance will require approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to approvals required under NSW legislation. It is your responsibility to contact the Australian Government Department of Climate Change, Energy, the Environment and Water to determine if you need approval under the EPBC Act (<https://www.dcceew.gov.au/> or 6274 1111).

If you have any questions, please contact Patrick Nash on (02) 9860 1479 or via email at [patrick.nash@planning.nsw.gov.au](mailto:patrick.nash@planning.nsw.gov.au).

Yours sincerely



Karen Harragon

**Director**

**Social Infrastructure Assessment**

as delegate for the Planning Secretary