



Project Name: New Rouse Hill Hospital
Case ID: SSD-96248991

Applicant Details

Project Owner Info

Title	Ms
First Name	Emma
Last name	Skulander
Role/Position	Chief Executive
Phone	0403754736
Email	Claire.Muir@health.nsw.gov.au
Address	1 RESERVE ROAD ST LEONARDS, New South Wales, 2065, AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	HEALTH INFRASTRUCTURE
ABN	89600377397

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Claire	Muir
Phone	Email	Role/Position
0403754736	Claire.Muir@health.nsw.gov.au	Town Planning Advisor

Address

1
RESERVE ROAD
ST LEONARDS, New South Wales 2065
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	New Rouse Hill Hospital
Industry	Education, Health & Safety
Development Type	Hospitals, medical centres and health research facilities
Estimated Development Cost (excl GST)	AUD522,343,716.00
Indicative Operation Jobs	1,000
Indicative Construction Jobs	1,550
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	40,000

Description of amended development
Construction and operation of a new hospital comprising:
Site preparation
Construction of internal roads with connection to Commercial Road and Utilities
Construction of hospital buildings up to eleven storeys;
Construction of a ten storey above-ground car park;
Pedestrian and cycle pathway connections;
Landscaping;
Ancillary works to Commercial Road to allow access to the Hospital including road works and tree removal.

Description of Changes

Briefly describe the proposed changes to the application
Additional Floor to Car Park
Formally identifying land acquisition

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	Rouse Hill Hospital
Site Address (Street number and name)	corner of Windsor Road and Commercial Road, Rouse Hill
Site Co-ordinates - Latitude	-33.687646
Site Co-ordinates - Longitude	150.921

Local Government Area

Local Government	District Name	Region Name	Primary Region
The Hills Shire	Central City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP
Lot 311 DP 1274392 Health Administration Corporation
Lot 312 DP 1274392 Health Administration Corporation
part Lot 229 DP 1249147 DPHI
part Lot 101 DP 1060353 Transport for NSW
part Lot 2011 DP 1131519 Endeavour Energy
part Commercial Road (local road) The Hills Shire Council

Site Area

What is the total site area for your development?
Site Area sqm
29,525

Landowners Consent

Is Landowner's consent required?

No

Reason Landowner's consent is not required

- The applicant is the owner of the land to which the development application relates
- The development is proposed to be undertaken by a public authority and relevant notices have been issued.
- The development is set out in section 5 (Mining) or 6 (Petroleum (oil and gas)) of Schedule 1 to *State Environmental Planning Policy (Planning Systems) 2021* and is not in a state conservation reserved area under the *National Parks and Wildlife Act 1974* and relevant notices have been issued.
- The development is on land with multiple owners as designated by the Secretary of the Department of Planning and Environment and relevant notices have been issued.

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Development for the purposes of a hospital with an Estimated Development Cost (EDC) of more than \$30 million is SSD under Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021. The proposed works will exceed \$30 million EDC, and therefore the development is considered SSD.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 14 - Hospitals, medical centres and health research facil

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

MU1 Mixed Use, E3 Productivity Support, SP2 Infrastructure

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

Yes

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

The proposal complies with the requirements as set out in Section 3.2 of the SB SEPP as detailed in the ESD Report at Appendix Z, Net Zero Statement at Appendix AA and the Embodied Emissions Materials Form at Appendix AB prepared by Arup.

Is the development seeking certification from a sustainability rating system?

No

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Alexander
Last Name	Hespe
Professional Qualification	Engineer
Registration details	BE (Mechanical)
Business Name	ARUP AUSTRALIA PTY LTD
Australian Business Number (ABN)	76625912665

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Rouse Hill Hospital (RHH) is designed to be capable of operating fossil fuel-free immediately upon occupation.

All building services in normal operation will use electricity, including space heating and domestic hot water. No grid gas connection will be provided to the site for energy.

The emergency backup power generators will be capable of running on Hydrotreated Vegetable Oil (HVO), a fossil fuel-free alternative to diesel. It is noted that regular maintenance and testing of diesel generators typically contribute to a small percentage (in the order of 1%) of a building's operational energy greenhouse gas (GHG) emissions.

Alternatives for emergency backup power have been considered including batteries, hydrogen and solar. However, diesel/HVO generators are the only viable option at this point in time which are a proven technology and achieve the extent of backup required under AS3009 and the Health Infrastructure NSW Engineering Services Guide (ESG).

Evidence of the fossil fuel-free operations are within the following services documentation

- Electrical & Communications Services SSDA report by JHA
- Hydraulics and Fire Systems Engineering SSDA report by ACOR

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Sustainability Requirements B

Net Zero Statement

Is the application accompanied by a Net Zero Statement?

Yes

Enter the details of the qualified person certifying the Net Zero Statement

First Name	Alexander
Last Name	Hespe
Professional Qualification	Mechanical engineer
Registration details	BE(Mechanical)
Business Name	ARUP AUSTRALIA PTY LTD
Australian Business Number (ABN)	76625912665

Is the development designed to operate as a net zero development immediately?

Yes

Which of the following net zero provisions has the development incorporated?

Electric HVAC system, Future plant space allocated, Access to plant room enables machinery to be changed over, Electrified services and appliances, Renewable energy generation and storage

What is the estimated annual energy consumption for the building?

10616230 kWh/m2

What is the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions?

7431361.0 kgCO2e/m2 p.a.

Other Requirements - Part 1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

No

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987* ?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Summarised Amended DA

Amended DA Report

Attachments

File Name	RHH_RTS C - Updated Architectural Plans
File Name	RHH_RTS D - Updated Civil Plans
File Name	RHH_RTS F - Traffic and Access Response
File Name	RHH_RTS G - Human Health Risk Assessment
File Name	RHH_RTS J Clause 4.6 Vari
File Name	RHH_RTS E - Civil Engineering Response
File Name	RHH_RTS H - DSI and Tier 2 Letter
File Name	RHH_RTS A - Submissions Register
File Name	RHH_RTS B - Updated Mitigation Measures
File Name	RHH Amended SSDA RTS Report RevE