

Appendix A

Secretary's Environmental Assessment Requirements (SEARs)

Secretary's Environmental Assessment Requirements

Section 115Y of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSI 9022
Infrastructure Project	New Maitland Hospital (Concept Proposal and Stage 1)
Development Description	<p>Staged infrastructure application for the New Maitland Hospital, including:</p> <ul style="list-style-type: none"> • a concept proposal for the development of a new hospital on the subject site, including building envelope and site access; and • concurrent first stage of the development, comprising site clearance and preparatory works, including: bulk earthworks; utility connections; vegetation removal; and construction of temporary roads, temporary car parking area and site office/compound.
Location	Metford Road, Metford (Lot 7314 DP 1162607 and part Lot 401 DP 755237)
Proponent	Health Administration Corporation
Date of Issue	Reissued 21 March 2018
General Requirements	<p>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).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • 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. <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • 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	<p><u>Concept Proposal</u></p> <p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context – including: Address the statutory provisions contained in all relevant environmental planning instruments, including:</p>

- State Environmental Planning Policy (State & Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No 44 – Koala Habitat Protection;
- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007; and
- Maitland Local Environmental Plan 2011.

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;
- Hunter Regional Plan 2036;
- Draft Greater Newcastle Metropolitan Plan;
- Draft Future Transport Strategy 2056 and supporting documents;
- Draft Greater Newcastle Future Transport Plan;
- 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

- Provide a building envelope study to provide justification for the proposed built form.
- Establish appropriate design guidelines and development parameters within the context of the locality, including but not limited to:
 - site layout;
 - gross floor area;
 - building footprints;
 - height and massing/building envelopes;
 - site access; and
 - landscaping and tree planting.

4. Environmental Amenity

Assess amenity impacts on surrounding locality, including solar access, acoustic impacts, visual privacy and view loss. A high level of environmental amenity for any surrounding residential land uses must be demonstrated.

5. Staging

Provide details regarding the staging of the proposed development.

6. 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;

	<ul style="list-style-type: none"> • 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 (AM, PM and weekend) 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; • an assessment of the capacity of the local and classified road network to safely and efficiently cater for the additional vehicular traffic generated by the proposed development during operational stages, including: <ul style="list-style-type: none"> ○ cumulative traffic impact of other proposed developments in the area; ○ use of the EMME model outputs for the area surrounding the hospital in any traffic modelling; ○ assessment of mid-block capacity using an approved microsimulation model; ○ assessment of, but not limited to, the following roads: The New England Highway; Chelmsford Drive; Metford Road; and Raymond Terrace Road; • 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), including but not limited to: <ul style="list-style-type: none"> ○ Raymond Terrace Road and Metford Road; ○ Metford Road, Fieldsend Street and the site access; ○ Metford Road and Chelmsford Drive; and ○ The New England Highway and Chelmsford Drive. • details of travel demand management measures to encourage sustainable travel choices and details of programs for implementation; • the proposed active transport access arrangements and connections to public transport 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, pedestrian and bicycle networks, including pedestrian crossings and refuges and speed control devices and zones; • the proposed car and bicycle parking provision, which must take into consideration of the availability of public transport and the requirements of Council's relevant parking codes and Australian Standards; • details of emergency vehicle access arrangements; and • service vehicle access arrangements. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • <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>
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7. 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.
- Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.

8. Biodiversity

Biodiversity impacts related to the proposal are to be assessed and documented in accordance with the Framework for Biodiversity Assessment, unless otherwise agreed by OEH, by a person accredited in accordance with s32 of the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*.

9. Aboriginal Heritage

- Identify, describe and document the Aboriginal Cultural Heritage values that exist across the site that will be affected by the development, which may include the need for surface survey and test excavation. The identified of Aboriginal Cultural Heritage values should be guided by the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECC, 2011)* and consultation with OEH Regional Officers.
- Where Aboriginal Cultural Heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the *Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW)*. The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS.
- The EIS must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented in the EIS.

10. 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)*

11. Utilities

Prepare an Infrastructure Management Plan detailing the existing capacity and any augmentation requirements of the development for the provision of utilities, including wastewater management. The Plan shall also detail staging of any infrastructure works.

12. Contributions

Address Council's Contribution Plans and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.

13. Drainage

Provide a stormwater concept plan detailing how water quality and quantity impacts on drainage systems would be managed.

→ *Relevant Policies and Guidelines:*

- *Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)*

14. Flooding

Assess flood risk on site and surrounding locality (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.

15. 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* guidelines.

Stage 1

The EIS for the construction works must address the following specific matters:

1. Transport and Accessibility

Include a transport impact assessment, which details, but not limited to the following in relation to construction traffic:

- assessment of cumulative impacts associated with other construction activities;
- an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity;
- details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process;
- details of anticipated peak hour and daily construction vehicle movements to and from the site;
- details of access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle;
- details of temporary cycling and pedestrian access during construction;
- details of proposed construction vehicle access arrangements at all stages of construction; and
- how traffic and transport impacts during construction will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport impacts, 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).

2. Noise and Vibration

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

→ Relevant Policies and Guidelines:

- *Interim Construction Noise Guideline (DECC)*
- *Assessing Vibration: A Technical Guideline 2006.*

3. Waste

Identify, quantify and classify the likely waste streams to be generated during construction and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify

	<p>appropriate servicing arrangements (including but not limited to, waste management, loading zones) for the site.</p> <p>4. 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. → <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <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> <p>5. 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.</p>
Plans and Documents	<p>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.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Building envelope drawings, including dimensions, MGA co-ordinates and RLs (Concept); • Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • Site analysis plan; • View analysis/photomontage (Concept); • Shadow Diagrams; • Drawings identifying location of any Departure and Approach Procedures for helipads on the site; • Stormwater Concept Plan; • Sediment and Erosion Control Plan (Stage 1); • Landscape Plan, including identifying any trees to be removed and trees to be retained or transplanted (Concept and Stage 1); • Preliminary Construction Management Plan, inclusive of a Construction Traffic Management Plan (Stage 1); • Geotechnical and Structural Report; • Acid Sulphate Soils Management Plan (if required); and • Arborist Report.
Consultation	<p>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:</p> <ul style="list-style-type: none"> • Maitland City Council; • Roads and Maritime Services; and • Department of Industry – Crown Lands. <p>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.</p>

Further consultation after 2 years	If you do not lodge an EIS for the infrastructure 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.