



Ms Cathryn Cox
Acting Chief Executive Officer
Health Infrastructure
PO Box 1060
North Sydney NSW 2059

Our ref: SSI 9775

Attn: Rachel Mitchell

Dear Ms Cox

SEARs (reissued) for the New Maitland Hospital (Stage 2 – Detailed Design and Construction), Metford Road, Metford (SSI 9775)

The SEARs originally issued for the above project on 18 December 2018 inadvertently required that the Environmental Impact Statement demonstrate that the Stage 2 proposal is not inconsistent with the approval granted for the Maitland Hospital concept proposal (SSI 9022) in accordance with section 4.24(2) of the EPA&A Act. This is a requirement for State significant development, rather than State significant infrastructure. This requirement has therefore been removed from the SEARs.

Accordingly, please find attached a copy of reissued SEARs for the preparation of an Environmental Impact Statement (EIS) for the New Maitland Hospital (Stage 2 – Detailed Design and Construction). Please also note that the Secretary may again alter these requirements at any time.

If you do not lodge an EIS for the proposal within two years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS that you submit for the proposal, the Department will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your EIS. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies of the EIS that will be required for reviewing purposes.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to community's concerns. Accordingly, a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS.

If you have any questions, please contact David Gibson on 9274 6241 or via email at david.gibson@planning.nsw.gov.au.

Yours sincerely



22/02/2019

Karen Harragon
Director, Social and Other Infrastructure Assessments
as delegate for the Secretary

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 9775
Infrastructure Project	New Maitland Hospital (Stage 2)
Development Description	Detailed design, construction and operation of the new Maitland Hospital
Location	Metford Road, Metford (Lot 7314 DP 1162607 and part Lot 401 DP 755237)
Proponent	Health Administration Corporation
Date of Issue	Reissued 22 February 2019
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>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> <ul style="list-style-type: none"> • 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.
- State Environmental Planning Policy No. 64 – Advertising and Signage.
- Draft State Environmental Planning Policy (Remediation of Land).
- Draft State Environmental Planning Policy (Environment).
- 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 Priorities
- Hunter Regional Plan 2036
- Greater Newcastle Metropolitan Plan 2036
- Future Transport Strategy 2056 and supporting documents
- Greater Newcastle Future Transport Plan
- Crime Prevention Through Environmental Design (CPTED) Principles
- 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 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.
- Provide details of any building identification signage, including size, location and finishes.
- Detail how the design and construction of the hospital will incorporate heritage interpretation utilising material and fabric salvaged from the demolition of the former Brick Press Building associated with the former CSR/PGH Brickworks.
- 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.
- 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 surrounding residential land uses must be demonstrated.
- Conduct a view analysis to the site from key vantage points and streetscape locations.
- Include a lighting strategy and measures to reduce spill into any surrounding sensitive receivers.

5. Transport and Accessibility

Include a transport and accessibility impact assessment, which details, but is not limited to the following:

- 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;
- the future daily and peak hour vehicle, public transport, pedestrian and cycle movement for the 10-year horizon with and without the proposed development. These traffic projections are to factor in the local area urban development growth, and road hierarchy and function based on its connectivity between two state roads (New England Highway and Raymond Terrace Road);
- 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 (this includes safe connections to Victoria Street railway station and Council's pedestrian and bicycle network);
- 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 (this includes consultation with TfNSW on connections to Victoria Street railway station);
- provision of bus capable infrastructure for the internal road network of the hospital site, including but not limited to swept path analysis and DDA compliant bus stop design;
- details of any upgrading or road improvement works required to accommodate the proposed development (including details or scope and timing of upgrades);
- details of travel demand management measures, including the preparation of a Green Travel Plan, to encourage sustainable travel choices and details of programs for implementation;
- 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 the requirements for connections to be safe – i.e. shared paths, traffic controls and /or calming measures and lighting requirements);
- 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 number of proposed car parking spaces and compliance with appropriate parking codes, justifying the level of car parking provided on-site;
- measures to maintain road and personal safety in line with CPTED principles;
- proposed bicycle parking facilities in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance;
- proposed end-of-trip facilities;
- a Pedestrian Access and Mobility Plan;
- details of emergency vehicle access arrangements;

	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ 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 ○ 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). <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> • <i>Standards Australia AS2890.3 (Bicycle Parking Facilities)</i> <p>6. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design and ongoing operation phases of the development. • Include a framework for how the future development will be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy. • Include preliminary consideration of building performance and mitigation of climate change, including consideration of Green Star Performance.
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- Provide a statement regarding how the design of the future development is responsive to the CSIRO projected impacts of climate change, specifically:
 - hotter days and more frequent heatwave events
 - extended drought periods
 - more extreme rainfall events
 - gustier wind conditions
 - how these will inform landscape design, material selection and social equity aspects (respite/shelter areas).

→ Relevant Policies and Guidelines:

- NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections.

7. Biodiversity

Biodiversity Conservation Act

- Biodiversity impacts related to the proposed development are to be assessed in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the *Biodiversity Conservation Act 2016* (s6.12), *Biodiversity Conservation Regulation 2017* (s6.8) and Biodiversity Assessment Method.
- The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.
- The BDAR must include details of the measures proposed to address the offset obligation as follows:
 - the total number and classes of biodiversity credits required to be retired for the development/project
 - the number and classes of like-for-like biodiversity credits proposed to be retired
 - the number and classes of biodiversity credits proposed to be retired in accordance with the variation rules
 - any proposal to fund a biodiversity conservation action
 - any proposal to make a payment to the Biodiversity Conservation Fund.
- If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.
- The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the *Biodiversity Conservation Act 2016*.
- Where a Biodiversity Assessment Report is not required, engage a suitably qualified person to assess and document the flora and fauna impacts related to the proposal.

Note: Notwithstanding these requirements, the Biodiversity Conservation Act 2016 requires that State Significant Development Applications be accompanied by a Biodiversity Development Assessment Report unless otherwise specified under the Act.

Approved Biodiversity Offset Strategy

- The EIS must demonstrate whether the proposal is consistent with the endorsed Biodiversity Assessment Report (BAR) and Biodiversity Offset Strategy (BOS), as approved under SSI 9022.

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 *NSW Heritage Manual*.

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)*
- *Assessing Vibration: A Technical Guideline 2006*
- *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)*
- *Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)*

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.
- Identify any potential impacts on existing utility infrastructure and service provider assets and demonstrate how these will be protected or impacts mitigated.

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. 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)*

	<p>15. Flooding Assess any 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.</p> <p>16. 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.</p> <p>17. Bushfire Prepare a bushfire hazard assessment that addresses the specifications and requirements for Special Fire Protection Purpose Development as detailed in <i>Planning for Bush Fire Protection 2006</i> and draft <i>Planning for Bush Fire Protection 2017</i> guidelines for all components of the development.</p> <p>18. 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>
<p>Plans and Documents</p>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. 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"> • Architectural drawings to a usable scale at A3 (showing key dimensions, RLs, scale bar and north point), including: <ul style="list-style-type: none"> ○ plans, sections and elevations ○ illustrated materials schedule including physical or digital samples board with correct proportional representation of materials, nominated colours and finishes ○ details of proposed signage, including size, location and finishes ○ site plan • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and site boundaries • Site Analysis Plan including <ul style="list-style-type: none"> ○ site and context plans that demonstrate principles for future development and expansion, built form character and open space network ○ active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links ○ site and context plans that demonstrate principles for future network, active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links • Sediment and Erosion Control Plan • Shadow Diagrams • View analysis, photomontages and architectural renders, including from those from public vantage points • Landscape architectural drawings showing key dimensions, RLs, scale bar and north point, including: <ul style="list-style-type: none"> ○ integrated landscape plans at appropriate scale, with detail of new and retained planting, shade structures, materials and finishes proposed ○ plan identifying significant trees, trees to be removed and trees to be retained or transplanted

	<ul style="list-style-type: none"> • Design report to demonstrate how design quality will be achieved in accordance with the above Key Issues including: <ul style="list-style-type: none"> ○ architectural design statement ○ diagrams, structure plan, illustrations and drawings to clarify the design intent of the proposal ○ detailed site and context analysis ○ analysis of options considered including building envelope study to justify the proposed site planning and design approach ○ visual impact assessment identifying potential impacts on the surrounding built environment and adjoining heritage items ○ summary of feedback provided by GANSW and NSW State Design Review Panel (SDRP) and responses to this advice ○ summary report of consultation with the community and response to any feedback provided • Geotechnical and Structural Report • Accessibility Report • Arborist Report • Schedule of materials and finishes.
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. • Government Architect NSW. <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	<p>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.</p>
References	<p>The assessment of the key issues listed above must consider relevant guidelines, policies, and plans as identified.</p>