



Planning

**MAJOR DEVELOPMENT ASSESSMENT
PROJECT APPLICATION FOR THE
AUBURN COMMUNITY HUB BUILDING
Lots 7 and 8 DP 873
Proposed by NSW Health
Infrastructure,
MP09_0173**

Director-General's Environmental Assessment
Report
Section 75I of the
Environmental Planning and Assessment Act
1979

March 2010



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EXECUTIVE SUMMARY

This is an assessment of a project application seeking approval to redevelop part of the Auburn Hospital as a Community Hub building pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The proposed Community Hub building would be 3 storeys and would contain services such as diabetes support, drug and alcohol counselling, needle exchange, population health, podiatry, mental health and support areas.

The Auburn Hospital site is bounded by Hevington Road to the east, Norval Street to the north, Hargrave Road to the west and Water Street to the south. The part of the Auburn Hospital site proposed to be redeveloped is legally known as Lots 7 and 8 in DP 873 and is located within Development Zone 3 of the Auburn Hospital Redevelopment Concept Plan which was approved on 13 April 2007.

The Capital Investment Value (CIV) is \$15,184,294 million and the proposal would create 250 full time equivalent construction jobs and 110 full time equivalent operational jobs.

The Department determined that a Clause 6 opinion was not required for the project application as it was considered that the project application falls within the terms of the previous Clause 6 Opinion that was issued for the Auburn Hospital Redevelopment Concept Plan MP06_0129 on 28 April 2006 by the Director-General (as delegate for the Minister).

The site is zoned 2(b) Residential (Medium Density) under the Auburn Local Environmental Plan 2000 (ALEP). The proposal is permissible in the zone as the new community health facilities building falls within the definition of a hospital which is permissible in the 2(b) zoning.

The Environmental Assessment was exhibited from 9 December 2009 to 15 January 2010. The Department received four (4) submissions from public authorities and no public submissions. The key issue raised was the loss of onsite parking and its implications for offsite parking.

A Preferred Project Report was not submitted in response to the submissions. The issues raised in the submissions were addressed in a revised Statement of Commitments.

The Department has assessed the merits of the project and is satisfied that all issues have been addressed via the response to submissions, statement of commitments and conditions of approval. The impacts of the proposal are minimal and can be suitably mitigated and/or managed to ensure a satisfactory level of environmental performance.

The proposal would have significant public benefits. It would provide services in a range of healthcare and hospital areas in one new integrated health service delivery model facility. It would also provide a facility that will result in significant social and health benefits to the broader community. Accordingly, the proposal is considered to be in the public interest.

The Department is satisfied the site is suitable for the proposed use and that the project will provide significant social and economic benefits to the locality, and is consistent with strategic planning objectives, the State Plan and draft West Central Subregional Strategy. Accordingly, the Department recommends the project application be approved, subject to the recommended conditions.

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1 BACKGROUND

1.1 THE SITE

1.1.1 Site Context and Location

The part of the Auburn Hospital site proposed to be redeveloped by NSW Health Infrastructure is known as Lots 7 and 8 in DP 873, and is located in Development Zone 3 of the approved Auburn Hospital Redevelopment Concept Plan. The subject site fronts Hevington Road to the east (see **Figure 1**) and is within the Auburn Local Government Area (LGA). Auburn station is approximately 1.2kms north of the subject site (see **Figure 2**).



Figure 1 - Locality Plan



Figure 2 – Proximity to commuter rail

1.1.2 Existing Site Features

The site for the proposed Community Hub comprises of an area of approximately 840sqm and is currently vacant following the demolition of the old hospital. Hargrave Road is the primary access point into the hospital car park which would surround and service the proposed Community Hub. Vehicular access is also available via Norval Street. Pedestrian access to the site is available via the existing shared pedestrian thoroughfare fronting Hargrave Road.

1.1.3 Site History

On 13 April 2007, the Minister approved a Concept Plan for the redevelopment of the entire Auburn Hospital site which also included the opposite Arthur Stone Annex site (see **Figure 1**). The Concept Plan granted approval for a new Auburn Hospital and relocation of the 82-bed St Josephs Hospital from another site within the Auburn town centre, to the subject site, with a combined GFA of 37,900sqm. The Concept Plan also provides for 17,000sqm of residential floor space accommodated in two 6 storey residential towers on the main hospital site and one four-storey residential development on the Arthur Stone site.

A Community Hub building was not approved in the Concept Plan. Therefore, a Section 75W Modification Application was lodged with the Department to amend the Concept Plan, to permit the use of 'community healthy facilities' within Development Zone 3 of the Auburn Hospital site. The Section 75W Modification Application was approved under delegation on 23 December 2009 by the Executive Director, Major Projects Assessments, allowing for the lodgement of this project application.

1.2 SURROUNDING DEVELOPMENT

Surrounding development consists of:

- the Auburn Hospital building adjoining the site to the south;
- the Auburn Hospital at-grade car park adjoining the site to the north and west;
- medium density residential development of 1-2 storeys on the opposite side of Hevington Road to the east of the site; and
- low density residential development of 1-2 storeys on the opposite side of Hevington Road to the east of the site.

1.3 STRATEGIC CONTEXT

1.3.1 NSW State Plan

The proposed Community Hub is consistent with the relevant objectives of the State Plan, including to:

- Improve and maintain access to quality healthcare in the face of increasing demand;
- Improve survival rates and quality of life for people with potentially fatal or chronic illness;
- Improve health in the community;
- Reduce potentially preventable hospital admissions; and
- Improve outcomes in mental health.

1.3.2 Sydney Metropolitan Strategy “City of Cities”

The Sydney Metropolitan Strategy, developed to support the continuing economic growth of Sydney and enhance its standing as a global city, places the Auburn City Council area in the West Central Subregion. The strategy sets housing and employment targets for the subregion at 95,500 new dwellings in existing areas and 61,000 new jobs by the year 2031, which are further refined in the draft West Central Subregional Strategy. The proposal would therefore assist in contributing to employment targets for the West Central Subregion.

1.3.3 Draft West Central Subregional Strategy

The draft West Central Subregional Strategy recognises the continuing role of Auburn Hospital in the future planning for the subregion and looks to improve the services and accessibility to health care. The Auburn Health Service Redevelopment is identified as a State Infrastructure Strategy project in the West Central Subregion. The Subregional Strategy also targets the provision of an additional 12,000 jobs for the Auburn City Council area by 2031. The proposal would therefore assist in improving access to health services and contribute to employment targets for the Auburn LGA.

2 PROPOSED DEVELOPMENT

2.1 THE PROPOSED DEVELOPMENT

Approval is sought for the construction and operation of a new 3 storey Community Hub building on the Auburn Hospital site. The Community Hub would provide a range of health services including diabetes support, drug and alcohol counselling, needle exchange, population health, podiatry, mental health and other outreach services. The proposal is described as follow:

Community Hub building

- A floor area of 838m² and a Gross Floor Area (GFA) of 2514m².
- An overall height of approximately 14 metres at RL 40.455 (see **Figure 3**).
- A structural grid building design of 8.4 x 7.5 to maximize structural efficiency and reduce the amount of structural columns.
- A first floor level of RL 26.550, allowing interconnectivity between the external paved courtyard and the internal spaces of the building.
- A ramp to provide pedestrian access between the Auburn Hospital building entrance and the Community Hub (see **Figure 4**).

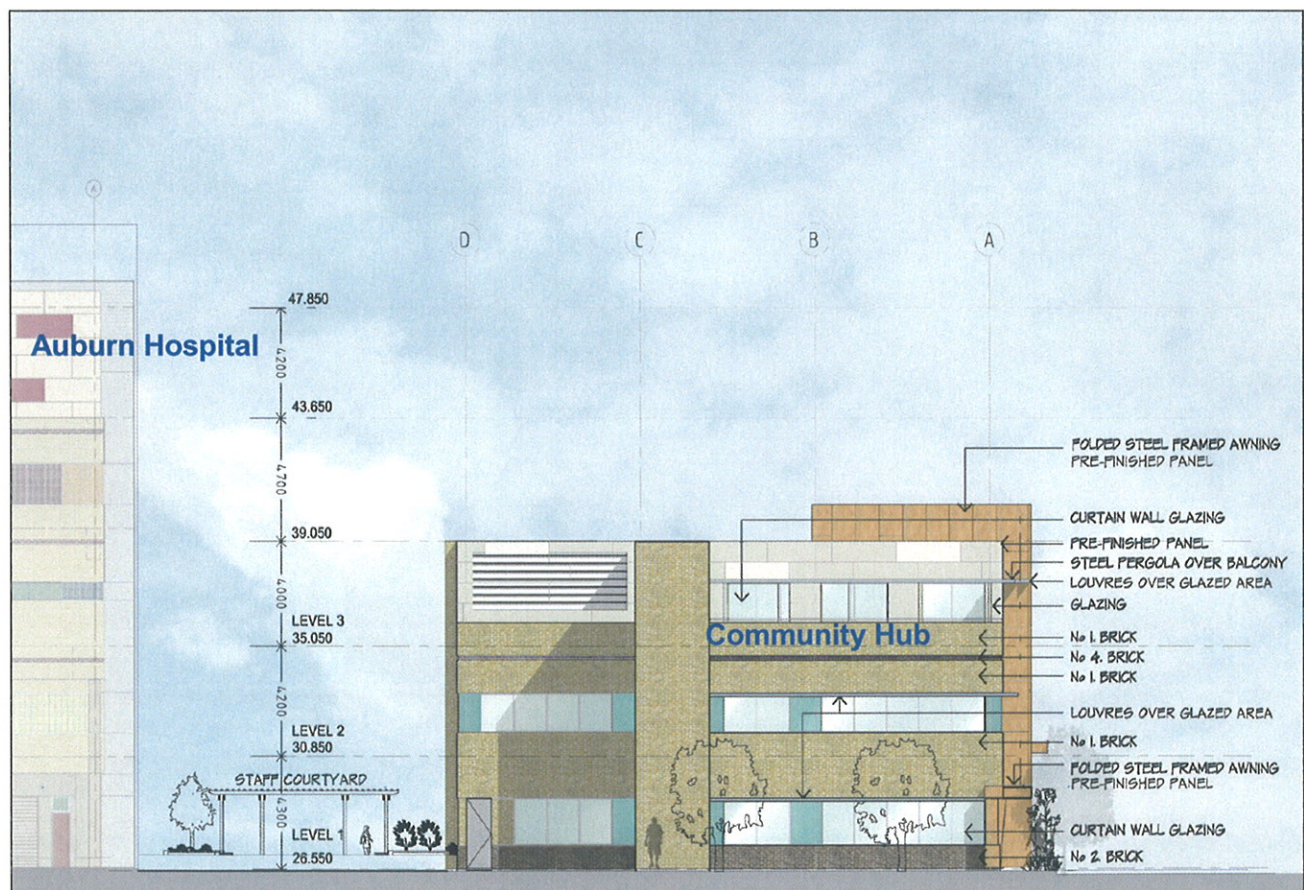


Figure 3 – Proposed Community Hub east elevation



Figure 4 – Pedestrian access between Auburn Hospital building and proposed Community Hub

Parking

- Car park layout reconfiguration to provide 304 car parking spaces across the main hospital and Arthur Stone Annex sites (see **Figure 5**).
- Provision of 10 small car parking spaces within the car park for low emission small vehicles, 5 motorcycle parking spaces and bicycle parking facilities.
- Provision of a TravelSmart Incentive Program.

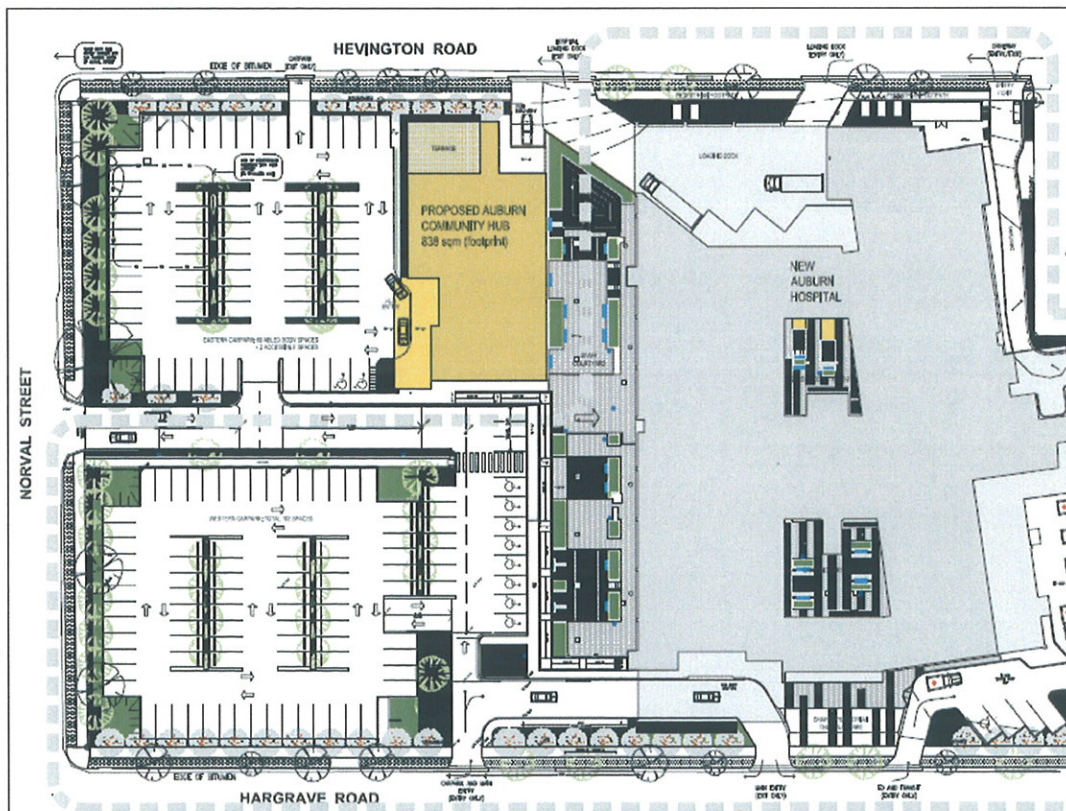


Figure 5 – Proposed location of Community Hub, car park layout and landscaping

The Community Hub building is intended to be an interim use in this location and the ultimate use foreseen for the Community Hub building is a residential flat building, comprising 10 storeys; car parking within the first 4 storeys and residential apartments within the remaining 6 storeys. The proposed building has been designed in such a way as to enable its conversion, which would essentially involve refurbishment and the addition of 7 storeys. This is consistent with the approved Concept Plan MP06_0129 that guides the development of the Precinct. At this point, it has been indicated that the services within the Community Hub building may ultimately be relocated into the main Auburn Hospital building.

The Capital Investment Value (CIV) is **\$15,184,294**. The proposal would create 250 full time equivalent construction jobs and consolidate 110 existing jobs, currently operational in a number of nearby facilities, and therefore will not result in a net increase in operational jobs.

A copy of the EA is included at **Appendix B**.

2.2 RESPONSE TO SUBMISSIONS

The proponent has responded to the submissions (see **Appendix C**). The response included a revised Statement of Commitments which added the following to the proposal:

- Implementation of a Work Place Travel Plan (WPTP);
- Car parking and associated activities to comply with Australian Standards; and
- Provision for vegetation management to prevent obstruction of sightlines.

3 STATUTORY CONTEXT

3.1 MAJOR PROJECT DECLARATION

On 28 April 2006, the Director-General as delegate of the Minister, formed the opinion that the Auburn Hospital Redevelopment Concept Plan MP06_0129 was a major project under Clause 18 of Schedule 1 of the State Environmental Planning Policy (Major Development) 2005 (MD SEPP), as it was a project for a hospital with a CIV of more than \$15 million (\$170 million).

A subsequent Clause 6 opinion was not required for this project application, as the project application falls within the terms of the previous Clause 6 Opinion that was issued for MP06_0129. The CIV for the Community Hub proposal is \$15,184,294.

3.2 PERMISSIBILITY

The site and adjoining land is zoned 2(b) Residential (Medium Density) under the ALEP. The proposal is permissible in the zone as the new community health facilities building falls within the definition of a hospital which is permissible in the 2(b) zoning.

3.3 DIRECTOR GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (DGR'S)

On 5 November 2009, the Director General issued DGR's pursuant to section 75F of the EP&A Act. The DGR's require the following key issues to be addressed:

- Built form / urban design / public domain;
- Amenity impacts;
- Noise and vibration;
- Transport and accessibility;
- Ecologically Sustainable Development (ESD); and
- Utilities and groundwater.

The DGR's are contained in **Appendix A**.

3.4 OBJECTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The Minister's consideration and determination of a project application under Part 3A must be informed by the relevant provisions of the EP&A Act, consistent with the objects of the EP&A Act.

The objects of the EP&A Act in section 5 are as follows:

- (a) *To encourage:*
- (i) *the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
 - (ii) *the promotion and co-ordination of the orderly and economic use and development of land,*
 - (iii) *the protection, provision and co-ordination of communication and utility services,*
 - (iv) *the provision of land for public purposes,*
 - (v) *the provision and co-ordination of community services and facilities,*
 - (vi) *the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats,*
 - (vii) *ecologically sustainable development,*
 - (viii) *the provision and maintenance of affordable housing,*
- (b) *To promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) *To provide increased opportunity for public involvement and participation in environmental planning and assessment.*

The Department has considered the objects of the EP&A Act, and it is determined that the application is consistent with the relevant objects. The assessment of the application in relation to these relevant objects is provided in section 5.

The EP&A Act adopts the definition of Ecologically Sustainable Development (ESD) found in the Protection of the Environment Administration Act 1991. Section 6(2) of that Act states that ESD "requires the effective integration of economic and environmental considerations in decision-making processes" and that ESD "can be achieved through" the implementation of the principles and programs including the precautionary principle, the principle of inter-generational equity, the principle of conservation of biological diversity and ecological integrity, and the principle of improved valuation, pricing and incentive mechanisms. In applying the precautionary principle, public decisions should be guided by careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment and an assessment of the risk-weighted consequences of various options.

The Department has fully considered the objects of the EP&A Act, including the encouragement of ESD, in its assessment of the application. An assessment of ESD issues is contained at section 5.3 of this report. On the basis of this assessment, the Department is satisfied that the proposal encourages ESD, in accordance with the Objects of the EP&A Act.

3.5 SECTION 75I (2) OF THE ACT

Section 75I (2) of the EP&A Act and clause 8B of the EP&A Regulation 2000 provides that the Director General's report is to address a number of requirements. These matters and the Department's response are set out as follows:

<i>Section 75I(2) criteria</i>	<i>Department Response</i>
Copy of the proponent's environmental assessment and any preferred project report.	The proponent's EA is located at Appendix B .
Any advice provided by public authorities on the project.	All advice provided by public authorities on the project application for the Minister's consideration is set out in Section 4 of this report.
Copy of any report of the Planning Assessment Commission in respect of the project	The project was not referred to the Planning Assessment Commission.
Copy of or reference to the provisions of any State Environmental Planning Policy that substantially govern the carrying out of the project.	Each relevant SEPP that substantially governs the carrying out of the project application is identified in section 3.8 of this report.
Except in the case of a critical infrastructure project – a copy of or reference to the provisions of any environmental planning instrument that would (but for this Part) substantially govern the carrying out of the project and that have been taken into consideration in the environmental assessment of the project under this Division.	An assessment of the development relative to the prevailing environmental planning instrument is provided in Section 3.8 in this report.
Any environmental assessment undertaken by the Director-General or other matter the Director-General considers appropriate.	The environmental assessment of the project application is this report in its entirety.
A statement relating to compliance with the	The Department is satisfied that the

environmental assessment requirements under this Division with respect to the project.	environmental assessment requirements have been complied with.
Clause 8B criteria	Department Response
An assessment of the environmental impact of the project.	An assessment of the environmental impact of the proposal is discussed in section 5 of this report.
Any aspect of the public interest that the Director-General considers relevant to the project.	The public interest is discussed in section 5 of this report.
The suitability of the site for the project.	The uses are permissible in the zone. Based on the Department's assessment of the key issues, it is considered that the site is suitable for the project.
Copies of submissions received by the Director-General in connection with public consultation under section 75H or a summary of the issues raised in those submissions.	A summary of the issues raised in the submissions is provided in section 4 of this report.

Table 1 – Section 75I (2) requirements for Director-Generals Report

3.6 ENVIRONMENTAL PLANNING INSTRUMENTS (EPI'S)

3.6.1 Application of EPI's to Part 3A projects

To satisfy the requirements of section 75I(2)(d) and (e) of the EP&A Act, this report includes references to the provisions of the environmental planning instruments that govern the carrying out of the project and which have been taken into consideration in the assessment of the project application.

The primary controls guiding the assessment of the proposal are:

- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No. 55 - Remediation of Land; and
- Auburn Local Environmental Plan 2000.

Other planning controls to be considered in the assessment of the proposal are:

- Auburn Development Control Plans.

3.6.2 State Environmental Planning Policy (Major Development) 2005

The Department determined that a Clause 6 opinion was not required for the project application, as it was considered that the project application falls within the terms of the previous Clause 6 Opinion that was issued for the Auburn Hospital Redevelopment Concept Plan MP06_0129 on 28 April 2006 by the Director-General as delegate for the Minister.

3.6.3 State Environmental Planning Policy (Infrastructure) 2007

The aim of this policy is to assist in the effective delivery of public infrastructure throughout the State. Schedule 3 of the SEPP requires traffic generating development to be referred to the RTA. While the proposal is not considered to be a traffic generating development, the application was still referred to the RTA, who raised no objections to the project proceeding.

3.6.4 State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 requires a consent authority to consider whether the land is contaminated, and if so, whether the land will be remediated before the land is used for the intended purpose.

JBS Environmental Pty Ltd has undertaken a Site Audit report on the site and found that some parts of the site were contaminated with Polycyclic Aromatic Hydrocarbons (PAHs) and asbestos at levels which required remediation for the proposed land use.

Douglas Partners Pty Ltd have subsequently reported on the Remediation and Validation assessment and considered that the remedial works have been undertaken in general accordance with the Remediation Action Plan, and that all final validation results meet the Remediation Assessment Criteria, therefore rendering the site suitable for the intended community health facility.

3.6.5 Auburn Local Environmental Plan 2000

An assessment against the key principles of the ALEP 2000 relevant to the development is provided below:

Zoning

The site is zoned 2(b) Residential (Medium Density) under ALEP. The proposal is permissible in the zone as the new community health facilities building falls within the definition of a hospital which is permissible in the 2(b) zoning. There are no maximum height or FSR controls that apply to the site within ALEP.

Clause 14

Clause 14 of ALEP provides restrictions on development in residential zones. It provides that consent may only be granted for development on land within the 2(b) zone if, in the opinion of the consent authority, it is compatible with the existing and likely future character and amenity of nearby properties in terms of considerations such as its scale, bulk, height, siting and landscaping. The proposal complies with Clause 14 as the Community Hub is consistent with the surrounding hospital use and does not exceed the physical limitations approved under the Auburn Hospital Redevelopment Concept Plan.

Clause 43

Clause 43 of ALEP deals with development in the vicinity of heritage items and requires the consent authority to take into account the likely effect the proposed development will have on the heritage significance of the heritage item or heritage group.

In response to a condition of the Project Application for the Auburn Hospital building, an Archaeological Impact Assessment and Mitigation Strategy was prepared by Cosmos Archaeology, on behalf of the proponent. This report indicated that the area in which the Community Hub would be located may contain some material of archaeological or historical value, depending on the depth of excavation required. Archaeological monitoring was recommended by Cosmos Archaeology and has been completed. No items of significance were found during this process.

Clause 48

Clause 48 of ALEP prevents the consent authority from consenting to development in the 2(b) zone if it considers that the development will prevent the surrounding lots from being developed in accordance with the ALEP. It is considered the proposed Community Hub will not prevent any surrounding lots from achieving their development potential under the ALEP.

Clause 51

Clause 51 of ALEP deals with contaminated land and requires development consent and consideration of the Contaminated Land Management Act 1997 and State Environmental Planning Policy No. 55 - Remediation of Land. The Contaminated Land Management Act 1997 and State Environmental Planning Policy No. 55 - Remediation of Land have been considered and according to Douglas Partners Pty Ltd, the completed remedial works have been undertaken rendering the site suitable for the intended community health facility.

3.7 AUBURN DEVELOPMENT CONTROL PLAN

The following Auburn DCPs apply to the site:

Car parking and loading

The Car Parking and Loading DCP provides general principles for the provision of parking and loading facilities as well as specific standards for layout and design. These have been considered in previous applications on the site and generally comply with the DCP requirements.

Stormwater drainage

The Stormwater Drainage DCP applies to all development within Auburn. The DCP contains performance criteria and development standards that apply to development. The proposal is considered to comply with these criteria. The proponent has committed to the construction of a stormwater drainage system designed in accordance with Auburn City Council's requirements.

4 CONSULTATION

4.1 PUBLIC EXHIBITION DETAILS

Under section 75H(3) of the EP&A Act, the Director General is required to make the EA publicly available for at least 30 days.

After accepting the EA, the Department:

- made it publicly available from 9 December 2009 to 15 January 2010:
 - on the Department's website;
 - at the Department's Information Centre; and
 - at Auburn City Council.
- notified landowners in the vicinity of the site about the exhibition period by letter;
- notified relevant State government authorities and Auburn City Council; and
- advertised the exhibition in the Daily Telegraph and Sydney Morning Herald newspapers.

The Project Application, Director General's environmental assessment requirements, Environmental Assessment, and response to issues raised in submissions were placed on the Department's Website.

4.2 SUBMISSIONS RECEIVED ON ENVIRONMENTAL ASSESSMENT

The Department received 4 submissions from public authorities and no public submissions. The issues raised are summarised below, and a full copies of the submissions are attached at **Appendix D**.

4.2.1 Auburn City Council

Auburn City Council has raised no objections to the proposal and did not provide any comments.

4.2.2 Roads and Traffic Authority (RTA)

The RTA has raised no objections to the proposal, however has provided some general comments as summarised below:

- The reduction in car parking spaces may compel visitors and hospital employees to seek parking on nearby local roads;
- Consideration should be given to providing bicycle parking facilities either within the Community Hub building or close to it, as well as end trip facilities to encourage bicycle use;
- The swept path of the longest vehicle entering and existing the subject site, as well as manoeuvrability through the site, should be in accordance with AUSTROADS;
- A Construction Traffic Management Plan (CTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of a Construction Certificate; and
- Vegetation and any proposed landscaping/fencing must not hinder sight lines to and from the proposed access driveways to motorists, pedestrians and cyclists.

4.2.3 Sydney Water

Sydney Water has raised no objections to the proposal, however has provided some general comments as summarised below:

- Sydney Water will further assess the impact of the development when the proponent applies for a Section 73 certificate;
- The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of the development; and
- The proponent should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development.

4.2.4 NSW Transport and Infrastructure (NSWTI)

NSWTI has raised no objections to the proposal, however has provided some general comments as summarised below:

- The implications for public transport, pedestrians and cycling from the reduced parking provision caused by the development, needs to be addressed; and
- The proposal should be conditioned to require the preparation of a Work Place Travel Plan (WPTP) for the Auburn Hospital and Community Hub.

4.2.5 Public Submissions

The Department received no public submissions.

5 ASSESSMENT

The DGR's and following key issues were considered in the Department's assessment of the application:

- Transport, accessibility and parking;
- Built form / urban design / public domain;
- Ecologically Sustainable Development (ESD);
- Amenity impacts;
- Utilities and groundwater; and
- Noise and vibration.

5.1 TRAFFIC, ACCESSIBILITY AND CAR PARKING

Vehicular and Pedestrian Access and Traffic Impacts

Hargrave Road is the primary access point into the hospital car park which would surround and service the proposed Community Hub. Vehicular access is also available via Norval Street. Pedestrian accessibility to the proposed Community Hub would be available via the existing shared pedestrian thoroughfare fronting Hargrave Road in addition to pedestrian footpaths accessed via Norval Street and Hevington Road. Pedestrian access between the Hospital entrance and the Community Hub would be provided by a ramp, resulting in an improved pedestrian network (see Figure 6).

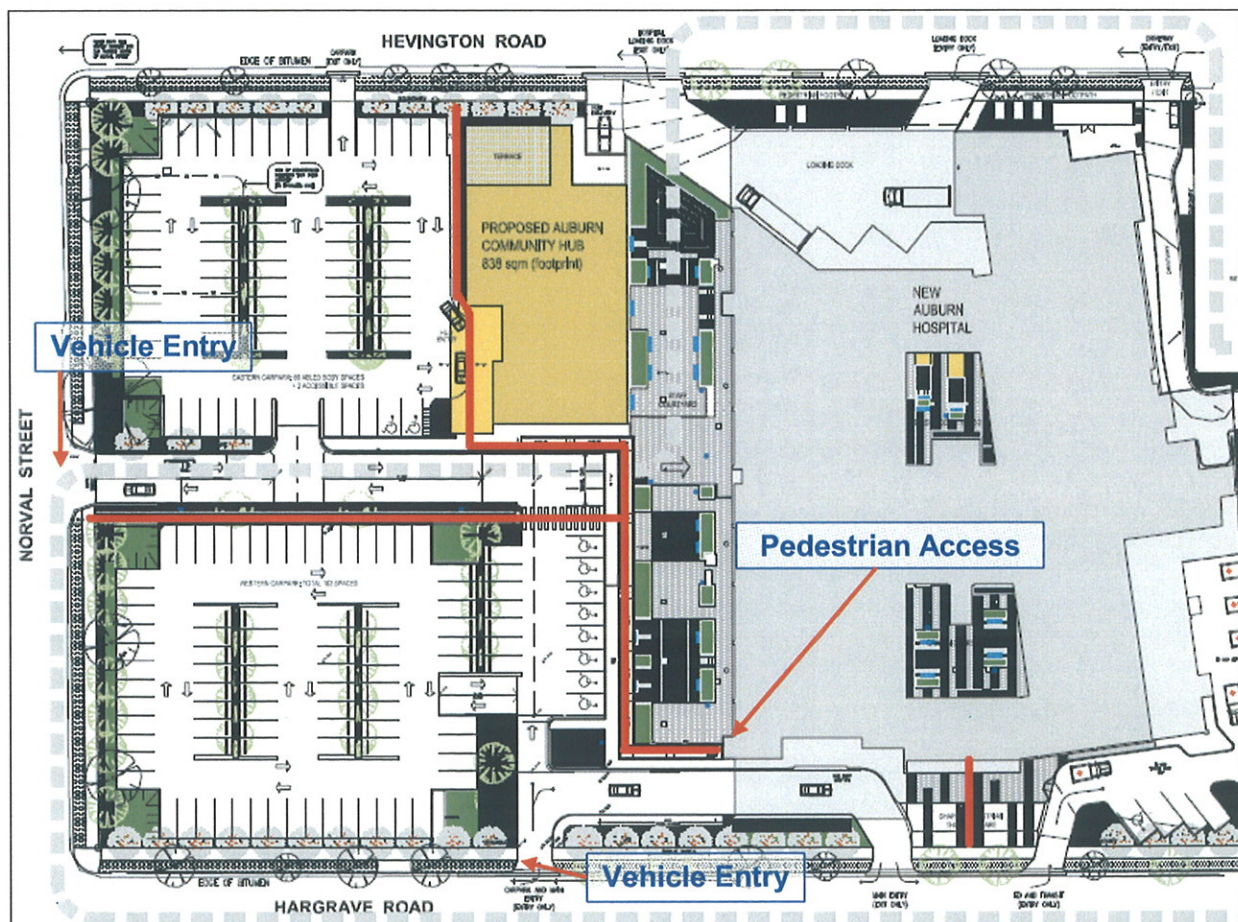


Figure 6 – Internal pedestrian access and public vehicle entry

The proposal involves the reconfiguration of the car park layout as a result of the proposed Community Hub. The access points into the site would not change as a result of the proposal. As such, there would be no change to the intersections of the external and internal road networks and therefore vehicular movement would not be affected.

The proponent's traffic impact study states the construction of the proposed Community Hub with the reduction in on site parking is not anticipated to change the existing traffic generation or network operating conditions. The study concludes car park access arrangements would remain unchanged by the Community Hub development proposal, and as such there would be no change to the interaction between the external and internal road networks.

The Department is satisfied that the proposal would result not adversely affect the operation of the surrounding road network.

Car Parking

Concern was raised by both RTA and NSWTI with regard to the loss of car parking spaces as a result of the erection of the Community Hub building. The proponent has stated the Community Hub would require 40-50 spaces in addition to the 273 spaces already required by the Auburn Hospital proposal. This would equate to a total number of car spaces on the site in the range of 313 – 323.

As the Community Hub building is proposed to be constructed over an area currently used for parking, the overall number of spaces to be provided will be 304 which is a shortfall of between 9 and 19 (see **Table 2**). This is consistent with the Concept Plan as modified.

On-site car spaces required by Concept Plan	On-site car spaces required to service Community Hub	Total on-site car spaces required	Car spaces to be provided	Car spaces deficiency
273	40 - 55	313 - 323	304	9 - 19

Table 2 - Proposed on-site car parking spaces

In order to alleviate amenity impacts such as increased on-street parking as a result of this car park space shortfall, the proponent has committed to the following measures to encourage reduced reliance on private vehicle use for employees:

- Preparation of a new WPTP to decrease demand for individual car use among employees;
- Development of a Travel Smart Incentive Program (TSIP) across both the Auburn Hospital and Community Hub to encourage use of the existing public transport;
- Eight dedicated car spaces will provide for the exclusive use of car-share vehicles;
- Provision of small car and motorcycle parking spaces within the car park to encourage use of more fuel efficient vehicles; and
- Provision of bicycle facilities and end of trip facilities (located within the hospital).

The Department has considered the above measures in conjunction with the relatively minor shortfall in the number of car park spaces and considers this shortfall acceptable for the following reasons:

- The temporary use of the building as a Community Hub;
- The proposed use is unlikely to require lengthy patient stays;
- The site is well serviced by public transport and pedestrian access; and
- The shortfall of between 9 and 19 spaces is considered minor and unlikely to generate any significant amenity impacts through on-street parking.

On this basis, and with the implementation of the above measures, the car parking arrangements, as proposed, are considered adequate.

5.2 BUILT FORM / URBAN DESIGN / PUBLIC DOMAIN

The proposed building would be 3 storeys and have an overall height of approximately 14.0m at RL 40.455 and a GFA of 2514sqm. As the building is ultimately intended to be converted into a car park in the future, it has been designed in a structural grid design to reduce the number of structural columns.

The proposed building would in fact be shorter than that which was previously approved on this site, which included a 4 level car park with an additional 6 levels of residential space. In addition, the proponent's shadow diagrams of the proposed Community Hub demonstrate no overshadowing of nearby residential areas. Given its location adjacent to the larger hospital building which is 5 levels and more dominant in scale (see **Figure 7**), the proposed Community Hub is not considered to pose any visual amenity concerns.

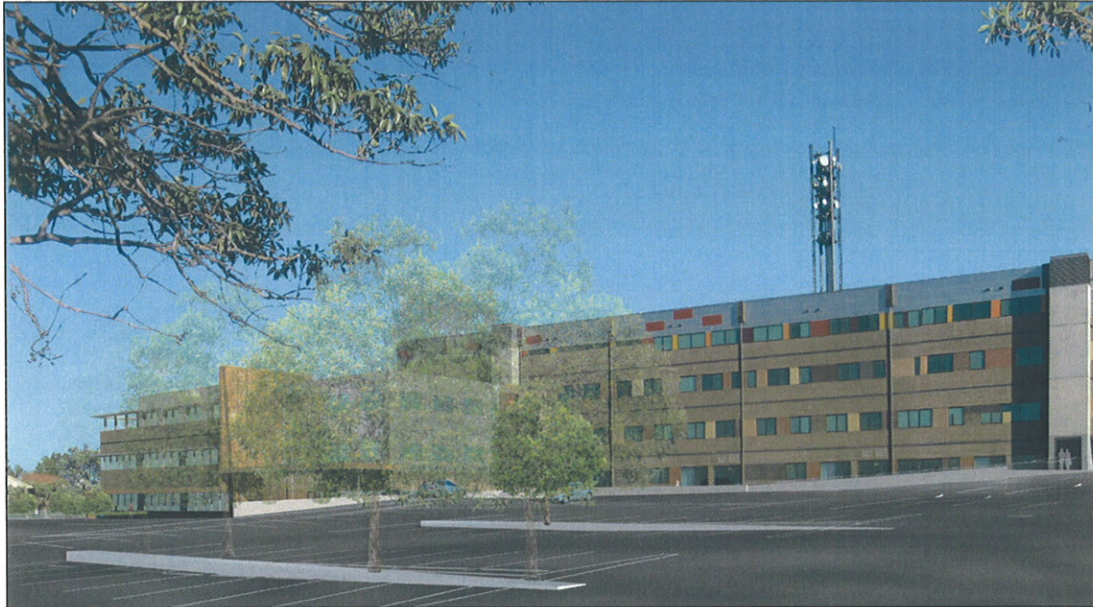


Figure 7 – Proposed Community Hub and nearby Auburn Hospital building

Further, in terms of design, the Community Hub would be constructed from a variety of complementary finishes inclusive of face brick, concrete and metal composite paneling (see **Figure 8**). The roof would be constructed from a concrete and metal deck, largely concealed via parapet blade walls. Combined with an appropriate mix of colours, the proposed Community Hub would not detract visually from the nearby Auburn Hospital building and is considered appropriate and compatible with the surrounding built form of the hospital.



Figure 8 – Proposed external design materials of the Community Hub

It is also proposed to undertake landscaping works on the site. Water Gums would be planted to frame the eastern boundary to act as a gateway to the eastern carpark and Community Hub. The bitumen hardscape of the car park adjacent to the Community Hub would be broken up and softened by Honeylocusts and Paperbarks. The main northern elevation of the Community Hub would also be separated from the carpark by a line of hedge planting. This hedge planting would mirror the horizontal elements of the façade and control the pedestrian traffic to the footpath heading towards Hevington Road.

The RTA commented that any landscaping at entrances should not hinder sight lines to and from the proposed access driveways to motorists, pedestrians and cyclists. The proponent has stated that the proposed plant species have been selected to ensure the safety and security aspects of the proposal are appropriately managed. The proponent has committed to the maintenance of vegetation to avoid any visual obstruction of sight lines. The Department is satisfied the proposed landscaping is suitable for the site and would be designed and maintained to avoid the hindering of sight lines.

5.3 ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)

The proponent has committed to ESD principles that will deliver a minimum 4 Star Green Star Office Design v3 rating in environmental performance, achieved via the incorporation of the following measures:

- High standard passive design, including low emissivity (low-E) double glazing and insulation;
- VAV air conditioning systems with perimeter and central zoning, high efficiency chiller and variable speed drives;
- Energy efficient lighting systems;
- Energy efficient utilities and services;
- External shading; and
- Utilisation of harvested rainwater from the Auburn Hospital tank.

The Department is satisfied the proposed development represents a sustainable use of the site.

5.4 UTILITIES AND GROUNDWATER

The proponent has committed to the construction of a stormwater drainage system designed in accordance with Auburn City Council's requirements. The proponent's hydrogeology study revealed that any site surface water would flow to the east following the site topography, upon which it would be diverted to the stormwater drainage systems located on Water Street and Hevington and Hargrave Roads.

The Community Hub is proposed to be connected to the existing Sydney Water sewer which services the site. Sydney Water has advised that there is sufficient water available for use by the Community Hub. The proponent has committed to the submission of all electrical and mechanical services plans to the Department for information prior to construction. Water Sensitive Urban Design (WSUD) measures have been incorporated into the design of the proposal. The rain water harvesting tank on the Auburn Hospital building would be connected to for irrigation and landscape maintenance associated with the Community Hub.

The Department is satisfied the site surface water could be drained in stormwater drainage systems available on roads adjoining the site and the available utilities would meet the demands of the proposal.

5.5 NOISE AND VIBRATION

The sensitive noise receivers surrounding the site include the adjacent hospital building and residential dwellings on the opposite side of Hevington Road. The Department considers that the range of services to be provided in the Community Hub are generally not noise-generating activities and would therefore not differ from noise generating from the adjacent hospital building.

The Department also considers that construction noise would only have limited amenity impacts on the surrounding area, given its temporary nature and particularly given there are no driven piles or rock hammering proposed. The proponent has committed to the preparation of a Construction Environmental Management Plan (CEMP) which would also manage building noise and vibration during the construction phase of the proposal.

5.6 PUBLIC INTEREST

The development of the Community Hub within the Auburn Hospital Redevelopment Site seeks to meet the existing and future health-care requirements of the Auburn Hospital catchment population, resulting from an increase in the general and ageing population, changing health care needs, increase in chronic disease and advances in technology.

The proposal would have significant public benefits inclusive of:

- providing services in a range of healthcare and hospital areas in one new integrated health service delivery model facility;
- delivering new and improved models of care;
- supporting the recruitment and retention of health care professionals and providing a major investment in health infrastructure in the Sydney West region;
- reducing the number of residents accessing services in other Sydney West Area Health Service facilities; and
- providing a facility that will result in significant social and health benefits to the broader community.

Accordingly, the proposal is considered to be in the public interest.

6 CONCLUSION

The Department has assessed the EA and considered the submissions in response to the proposal. The impacts of the proposal are minimal and can be suitably mitigated and/or managed to ensure a satisfactory level of environmental performance.

The project is consistent with key objectives in the State Plan, Sydney Metropolitan Strategy and Draft West Central Subregional Strategy and will provide significant public benefits to the broader community by offering services and consolidating a range of healthcare and hospital areas in one new integrated health service delivery model facility, delivering new and improved models of care, and supporting the recruitment and retention of health care professionals through its major investment in health infrastructure in the Sydney West region.

Accordingly, the Department recommends the project application be approved, subject to the recommended conditions.

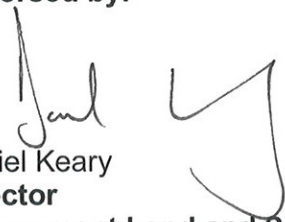
7 RECOMMENDATION

It is recommended that the Minister for Planning:


- a) **Consider** the findings and recommendations of this report;
- b) **Approve** the project application, subject to conditions, under section 75J(1) of the EP&A Act, having considered all relevant matters in accordance with (a) above; and
- c) **Sign** the attached instrument of approval (**TAG A**).

Prepared by:
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 8/3/10
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 12.2.10
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 14/3/10
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APPENDIX A. DIRECTOR-GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Director General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 09_0173
Project	Project Application for the construction of a community hub building within the Auburn Hospital campus.
Location	Hevington Road, Auburn (Lots 11, 12 and 13 in DP 873)
Proponent	NSW Health c/- Urban Planning Outcomes Pty Ltd
Date issued	5 November 2009
Expiry date	If the Environmental Assessment (EA) is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.

The Environmental Assessment (EA) must address the following key issues:

1. Relevant EPI's policies and Guidelines to be Addressed

Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including:

- Objects of the EP&A Act;
- SEPP (Major Development) 2005;
- SEPP (Infrastructure) 2007;
- SEPP 55 - Remediation of Land;
- NSW State Plan;
- Sydney Metropolitan Strategy and draft West Central Subregional Strategy; and
- Consideration of applicable Auburn City Council Instruments and policies;
- Address the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines (including the relevant Auburn City Council DCP/s) and justification for any non-compliance.

2. Built Form

Key issues

The EA shall address the height, bulk and scale of the proposed development within the context of the locality. Detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the buildings achieve optimal design and amenity outcomes.

3. Urban Design/Public Domain

The EA shall address the design quality of buildings with specific consideration of the façade, massing, setbacks, articulation, materials/finishes & colours palette.

The EA shall also address landscaping, safety by design and public domain, including an assessment against the Crime Prevention Through Environmental Design Principles.

4. Amenity Impacts on Neighbouring Properties

The EA must address the visual impact, privacy and overshadowing of the development on adjoining properties, with particular regard to any sensitive uses.

The EA shall provide the following documents:

- View analysis to and from the site from key vantage points; and
- Options for the siting and layout of building envelopes having regard to views from adjoining buildings, adequacy of separation between buildings on the site, impacts on the development potential of adjoining properties and solar access to properties to the south between the buildings.

5. Transport & Accessibility Impacts (Construction and Operational)

The EA shall address the following matters:

- Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's *Guide to Traffic Generating Developments* and making reference to the *NSW Planning Guidelines for Walking and Cycling*, considering the following issues:
 - Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections and the need for funding or upgrading or road improvement works (if required);
 - Car parking arrangements, including number of spaces and compliance with the relevant parking codes and how this will minimise on-street parking;
 - Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan;
 - Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
 - Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access;
 - Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and
 - Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling).

6. Ecologically Sustainable Development (ESD)

The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

The EA must demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme.

7. Consultation

Undertake an appropriate and justified level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007*, and provide an outline of the proposed consultation program to be adopted.

8. Services

The EA shall address capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.

9. Groundwater

The EA is to identify whether groundwater may be encountered during excavation, the potential need to dewater and whether there are any groundwater issues including degradation.

10. Noise and Vibration Assessment

The EA shall address the issue of noise and vibration impact from nearby roads and provide detail of how this will be managed through the design of the proposed buildings, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.

Deemed
refusal
period

60 days

APPENDIX B. ENVIRONMENT ASSESSMENT

Refer to attached disk.

APPENDIX C. RESPONSE TO SUBMISSIONS

APPENDIX D. COPIES OF SUBMISSIONS
