

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 7071
Proposal Name	Institute of Clinical Pathology and Medical Research, Westmead Hospital
Development Description	<p>Staged development of the Institute of Clinical Pathology and Medical Research (ICPMR), including:</p> <ul style="list-style-type: none"> • concept proposal for a building envelope of approximately 15,000 sqm of gross floor area and eight storeys in height and concurrent first stage of the development comprising construction enabling works, including: bulk earthworks; piling and foundations; services relocation; civil infrastructure works and tree removal; and • main construction works for the Institute of Clinical Pathology and Medical Research (ICPMR) Building.
Location	Westmead Hospital, Cnr Hawkesbury Road and Darcy Road
Applicant	Health Infrastructure,
Date of Issue	18 June 2015
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>.</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; 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 Address the statutory provisions applying to the development 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.55 – Remediation of Land;
- Parramatta Local Environmental Plan 2011; and
- Parramatta Development Control Plan 2011.

Permissibility

Detail the nature and extent of any prohibitions that apply to the development.

Contamination

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)*

2. Policies and Guidelines

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW 2021;
- A Plan for Growing Sydney;
- Rebuilding NSW – State Infrastructure Strategy 2014;
- NSW Bike Plan;
- Planning Guidelines for Walking and Cycling;
- Integrating Land Use and Transport Policy Package; and
- Healthy Urban Development Checklist, NSW Health.

3. Built Form and Urban Design

- Indicative plans and elevations for the concept proposal that detail design, height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography, streetscape and proposed redevelopment of the Westmead Precinct.
- Establishment of appropriate development controls within the context of the locality including:
 - site layout;
 - gross floor area;
 - building footprints; and
 - height and massing/building envelopes.

4. Environmental Amenity

Preliminary analysis of perceived amenity impacts including overshadowing, privacy and analysis of significant views and vistas that would be impacted by the concept proposal.

5. Transport and Accessibility

- Undertake a preliminary assessment of the traffic impact of the concept proposal, with particular regard to:
 - relevant transport characteristics of the region including the distribution of where trips will travel to/from to access the proposed development and the likely mode share;
 - existing road capacity, traffic conditions, expected impacts and any upgrade requirements;
 - daily and peak traffic movements and impacts on intersections, having regard to local planning controls;
 - access arrangements to and within the site;
 - delivery, servicing and loading arrangements;

- pedestrian and bicycle linkages to and within the site; and
- access for emergency vehicles.

6. Staging

Details regarding the staging of the proposed development.

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, construction and ongoing operation phases of the development.

8. Biodiversity

Biodiversity impacts related to the proposed development are to be assessed and documented in accordance with the Framework for Biodiversity Assessment (FBA) (OEH 2014), unless otherwise agreed by OEH, by a person accredited in accordance with s.142B(1)(c) of the *Threatened Species Conservation Act 1995*.

Note: In accordance with s.5.1.1.3 of the FBA, areas that are not native vegetation do not require further assessment in the FBA except where it is assessed as habitat for threatened species according to Section 6.4.

9. Aboriginal Heritage

- All Aboriginal cultural heritage values that exist within the development site shall be identified, described and documented. This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the *Guide to investigating, assessing and reporting Aboriginal Cultural Heritage in NSW* (DECCW, 2011) and in consultation with OEH 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.

10. Utilities

- In consultation with relevant agencies, address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure through the preparation of an Infrastructure Management Plan.
- Prepare an Integrated Water Management Plan detailing any proposed alternative water supply, proposed end users of potable and non-potable water, demonstration of water sensitive urban design and water conservation measures.

11. Contributions

Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.

12. Drainage and Flooding

- Detail drainage associated with the proposal, including stormwater and drainage infrastructure.
- Assess any potential flooding impacts associated with the development and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and increase in rainfall intensity.

Stage 1 Construction Enabling Works

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

1. Transport and Accessibility

- Detail access arrangements for the first stage of construction and measures to mitigate any associated pedestrian, cycleway, traffic or public transport impacts.
- Safety and performance of the surrounding road network.
- Details regarding car parking arrangements during first stage of construction, including the displacement of visitor and patient car parking. Alternative off-site arrangements should be made for staff and construction workers.

2. Noise and Vibration

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

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Interim Construction Noise Guideline (DECC)*
- *Assessing Vibration: A Technical Guideline 2006*

3. 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, including potential impacts on Toongabbie Creek.

→ *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)*

4. Contamination

Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55, including the preparation and submission of a remedial action plan to address any site contamination.

→ *Relevant Policies and Guidelines:*

- *Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)*

5. Waste

Preparation of a Waste Management Strategy that identifies, quantifies and classifies the likely waste streams to be generated during the first stage of construction works and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.

→ *Relevant Policies and Guidelines:*

- *Waste Classification Guidelines Part 1: Classifying Waste (OEH)*

Stage 2 Main Construction Works (ICPMR Building)

The EIS for the Main Construction Works must address the following specific matters:

1. Statutory and Strategic Context

Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:

- State Environmental Planning Policy (State & Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No.55 – Remediation of Land;
- Parramatta Local Environmental Plan 2011; and
- Parramatta Development Control Plan 2011.

Permissibility

Detail the nature and extent of any prohibitions that apply to the development.

Contamination

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)*

2. Policies and Guidelines

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW 2021;
- A Plan for Growing Sydney;
- Rebuilding NSW – State Infrastructure Strategy 2014;
- NSW Bike Plan;
- Planning Guidelines for Walking and Cycling;
- Integrating Land Use and Transport Policy Package; and
- Healthy Urban Development Checklist, NSW Health.

3. Built Form and Urban Design

- Demonstrate compliance with the development parameters approved in the concept proposal.
- Address design quality, with specific consideration of the overall site layout, streetscape, axis, vistas and connectivity, open spaces and edges, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of colours, including an assessment against the Crime Prevention Through Environmental Design Principles.
- Provide details demonstrating the relationship with the Construction Enabling Works.

4. Amenity

Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing, lighting impacts and wind impacts. A high level of environmental amenity for land uses immediately adjacent and the surrounding residential areas must be demonstrated.

5. 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, construction 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.

6. Noise and Vibration

Identify and provide a quantitative assessment of the main noise and vibration generating sources during Main Construction Works and operation. Outline

measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land and sensitive receivers.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Interim Construction Noise Guideline (DECC)*
- *Assessing Vibration: A Technical Guideline 2006*

7. Transport and Accessibility

- Prepare a Transport Accessibility Study that addresses the following:

- existing daily and peak hour vehicle movements, public transport services and parking arrangements on the road network located adjacent to the proposed development;
- existing and proposed pedestrian and cycle movements within the vicinity of the site as well as the provision of bicycle parking and end of trip facilities (showers, change rooms, lockers etc.);
- estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and cycle trips;
- the adequacy of public transport to meet the likely future demand of the proposed development;
- measures to promote travel choices that support the achievement of State targets, such as a location-specific sustainable travel plan;
- daily and peak vehicle movements impact on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for upgrading or road improvement works (if required);
- proposed access arrangements during construction and operation;
- measures to improve pedestrian, cyclist and vehicle safety and to mitigate any traffic impacts identified on road, public transport, pedestrian and cycle networks;
- proposed car parking provisions for staff, visitors and commuters, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards; and
- service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times);

- Detail access arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycleway, traffic or public transport impacts.

→ *Relevant Policies and Guidelines:*

- *Guide to traffic generating development (RMS)*
- *Planning guidelines for walking and cycling*
- *EIS Guidelines – road and related facilities (DP&I)*

8. Drainage and Flooding

- Provide details of the drainage associated with the proposal, including stormwater, drainage infrastructure and OSD, which should be designed in consultation with Council and must avoid any adverse impacts on downstream properties and Toongabbie Creek.
- Assess any potential flooding impacts associated with the development and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and increase in rainfall intensity.

9. 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,

	<p>loading zones, mechanical plant) for the site.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Waste Classification Guidelines Part 1: Classifying Waste (OEH)</i> • <i>Waste Management Guidelines for Health Care Facilities (NSW Health)</i> <p>10. Hazards</p> <ul style="list-style-type: none"> • Provide details of the proposed storage, use and management of any hazardous materials (including radiation) and measures to be implemented to manage hazards and risks associated with the storage. • Include an assessment of the effectiveness and reliability of the management measures and any residual impacts after these measures are implemented.
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"> • Architectural drawings (dimensioned and including RLs); • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries; • Site Analysis Plan; • Stormwater Concept Plan; • Sediment and Erosion Control Plan; • Shadow Diagrams; • View Analysis / Photomontages; • Landscape Plan (identifying any trees to be removed and trees to be retained or transplanted); • Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan; • Geotechnical and Structural Report; • Arborist Report; and • Acid Sulphate Soils Management Plan (if required).
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Parramatta City Council • Transport for NSW; and • Roads and Maritime Services. <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 a development application and EIS for the development within 2 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 take into account relevant guidelines, policies, and plans as identified.</p>

