

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 7058
Proposal Name	Blacktown Hospital Redevelopment Stage 2
Development Description	<p>Staged development of Blacktown Hospital Redevelopment Stage 2, including:</p> <ul style="list-style-type: none"> • concept proposal for the development, including layout and building envelopes for the hospital building and associated works, and concurrent first stage of the development comprising construction enabling works, including site preparation works and bulk earthworks; and • main construction works for the hospital building, car park and associated works.
Location	Blacktown Hospital, Marcel Crescent, Blacktown
Applicant	Health Infrastructure, on behalf of Health Administration Corporation
Date of Issue	9 June 2015
General Requirements	<p>The Environmental Impact Statements (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:</p> <ul style="list-style-type: none"> • a report from a qualified quantity surveyor providing 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. The report must include details of all assumptions and components from which the CIV calculation is derived and costs of each individual stage and certification that the information provided is accurate at the date of preparation; and • an estimate of the jobs that will be created by the future development during the construction and operational phases of the development.
Key issues	<p><u>Concept proposal</u></p> <p>The EIS for the concept proposal 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> <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.55 – Remediation of Land; and
- Relevant Local Environmental Plan and any draft Local Environmental Plan.

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;
- 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

- 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.
- Indicative plans and elevations for the concept proposal to detail design, height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography and streetscape.

4. 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

- The Traffic and Transport Assessment for the concept proposal should address, but is not limited to, the following:
 - existing traffic and parking conditions, including peak and daily vehicle, public transport, pedestrian and bicycle movements, and performance of the intersections located adjacent to the hospital, including the following intersections:
 - Marcel Crescent/Blacktown Road/Main Street/Griffiths Street;
 - Blacktown Road/Wall Park Avenue/Prospect Highway;
 - Bungaribee Road/Panorama Parade/Lock Street; and
 - Bungaribee Road/Prospect Highway/Leabons Lane;
 - daily and peak vehicle, public transport, pedestrian and bicycle movements to be generated by the development;
 - assessment of the impacts on above intersections and the transport network and any measures to mitigate the impacts, having regard to local planning controls;

- access arrangements for vehicles, public transport, pedestrians and bicycles to and within the site;
- delivery, servicing and loading arrangements, including details of service vehicle movements;
- pedestrian and bicycle linkages to and within the site and any required upgrades to meet likely future demand; and
- access arrangements for emergency vehicles.

→ *Relevant Policies and Guidelines:*

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

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. Aboriginal Heritage

Address Aboriginal heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC 2005) and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010, if relevant.

9. 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.

10. Contributions

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

11. Drainage

Provide details of the drainage associated with the proposal, including stormwater, drainage infrastructure and OSD, which shall be designed in consultation with Council and must avoid any adverse impacts on downstream properties.

→ *Relevant Policies and Guidelines:*

- *Engineering Guide for Development 2005 (Blacktown City Council)*

Construction Enabling Works (first stage)

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 or traffic impacts.
- 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.

→ *Relevant Policies and Guidelines:*

- *Guide to traffic generating developments (RMS)*

2. Noise

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.

→ *Relevant Policies and Guidelines:*

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

3. 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.

Main Construction Works (Hospital building, car park and associated works)

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 33–Hazardous and Offensive Development;
- State Environmental Planning Policy No 64–Advertising and Signage; and
- Relevant Local Environmental Plan and any draft Local Environmental Plan.

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;
- 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, landscaping, internal courtyards, 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.
- Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.
- 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, in particular the operations of any helicopter landing surface. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

→ *Relevant Policies and Guidelines:*

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

7. Transport and Accessibility

- The Transport and Accessibility Report for the main construction works should address, but is not limited to, 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);

	<ul style="list-style-type: none"> – proposed access arrangements during operation, including emergency vehicle access; – 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 and visitors, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards, and operational details for management of on-site car parking to ensure on-street parking congestion impacts are mitigated; and – service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); <ul style="list-style-type: none"> • Detail access arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycleway or traffic impacts, including the displacement of visitor and patient car parking. Alternative off-site arrangements should be made for staff and construction workers. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guide to traffic generating developments (RMS)</i> • <i>Planning guidelines for walking and cycling</i> • <i>EIS Guidelines – road and related facilities (DP&I)</i> <p>8. Drainage 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.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Engineering Guide for Development 2005 (Blacktown City Council)</i> <p>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, loading zones, mechanical plant) for the site.</p> <p>10. Hazards Provide details of the proposed storage, use and management of any hazardous materials and measures to be implemented to manage hazards and risks associated with the storage.</p>
Plans and Documents	<p>The EIS's 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's rather than as separate documents.</p> <p>In addition, the EIS's 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; • Pedestrian and Vehicle Circulation Plan, including signage details; • Stormwater Concept Plan; • Sediment and Erosion Control Plan for each stage of construction works; • Shadow Diagrams; • View Analysis / Photomontages; • Landscape Plan (identifying any trees to be removed and trees to be retained or transplanted, retaining walls and fences);

	<ul style="list-style-type: none"> • Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan that includes vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures during each stage of construction; • Geotechnical and Structural Report; • Arborist Report (if development includes tree removal); • Acid Sulphate Soils Management Plan (if required); and • Schedule of External Materials and Finishes (where building works are proposed).
Consultation	<p>During the preparation of the EIS's, 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 Blacktown City Council, Transport for NSW and Roads and Maritime Services.</p> <p>The EIS's 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 each stage of 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's.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p>