# 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**

<table>
<thead>
<tr>
<th><strong>Application Number</strong></th>
<th>SSD 8766</th>
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<tbody>
<tr>
<td><strong>Proposal Name</strong></td>
<td>Nepean Hospital and Integrated Ambulatory Services Redevelopment (Stage 1)</td>
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<td><strong>Location</strong></td>
<td>35-65 Derby Street, Kingswood (Lot 1 DP 1114090)</td>
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<td><strong>Applicant</strong></td>
<td>Health Infrastructure, on behalf of Health Administration Corporation</td>
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<td><strong>Date of Issue</strong></td>
<td>Reissued 22 November 2017</td>
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## General Requirements

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 *Environmental Planning and Assessment Regulation 2000* (the Regulation).

Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.

Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:

- 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.

The EIS must be accompanied by a report from a qualified quantity surveyor providing:

- a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the *Environmental Planning and Assessment Regulation 2000*) 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

The EIS must address the following specific matters:

1. **Statutory and Strategic Context** – including:
   - Address the statutory provisions 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;
     - State Environmental Planning Policy No 33 – Hazardous and
Offensive Development;
- Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River; and
- Penrith Local Environmental Plan 2010.

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;
- A Plan for Growing Sydney and Towards our Greater Sydney 2056;
- Greater Sydney Commission’s Draft West District Plan;
- Better Placed – An integrated design policy for the built environment of New South Wales;
- NSW Long Term Transport Master Plan 2012;
- Sydney’s Bus Future 2013;
- Sydney’s Cycling Future 2013;
- Sydney’s Walking Future 2013;
- NSW Planning Guidelines for Walking and Cycling; and
- Healthy Urban Development Checklist, NSW Health.

3. Built Form and Urban Design
- Address the height, density, bulk and scale, setbacks of the proposal in relation to the surrounding locality, topography and streetscape.
- Address design quality, with specific consideration of the overall site layout, connectivity, interface with the public domain, streetscape, open spaces, landscaping, internal streets, pathways, façade, rooftop, massing, setbacks, building articulation, materials, colours and Crime Prevention Through Environmental Design (CPTED) Principles.
- Demonstrate how high quality design would 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, and to the satisfaction of the Government Architect of NSW.

4. Environmental Amenity
Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. A high level of environmental amenity must be demonstrated.

5. Transport and Accessibility
Include a transport and accessibility assessment which details, but is not limited to, the following:
- the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
- the existing and proposed pedestrian and bicycle routes and
facilities within the vicinity of and surrounding the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles;

- an estimate of the 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;
- the impact of the proposed development on existing and future public transport and walking and cycling infrastructure within and surrounding the site and identify measures to integrate the development with the transport network;
- details of travel demand management measures to minimise the impact on general traffic and bus operations and encourage sustainable travel choices and details of programs for implementation, such as a location-specific sustainable travel plan, provision of end-of-trip facilities, green travel plans and wayfinding strategies;
- the daily and peak (AM, PM) 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), including traffic modelling and analysis;
- the proposed walking and cycling access arrangements and connections to public transport services;
- the proposed access arrangements, including car pick-up/drop-off facilities, pedestrian facilities, traffic control devices and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks;
- proposed car and bicycle parking provision for staff and visitors, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards;
- provision of end of trip facilities (i.e. showers, lockers, change rooms etc.) for the use of employees who choose to walk or cycle to/from work as well as undertake activities during work hours;
- details of ambulance and emergency vehicle access arrangements;
- service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); and
- an assessment of road and pedestrian safety adjacent to the proposed development and details of any required road safety measures; and
- traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport and the cumulative impact of nearby construction projects, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact.

→ **Relevant Policies and Guidelines:**
- Guide to Traffic Generating Developments (Roads and Maritime Services)
- EIS Guidelines – Road and Related Facilities (DoPI)
- Cycling Aspects of Austroads Guides
- NSW Planning Guidelines for Walking and Cycling
6. **Ecologically Sustainable Development (ESD)**
   - Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design and ongoing operation phases of the development.
   - 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.

7. **Noise and Vibration**
   Identify and provide a quantitative assessment of the main noise and vibration generating sources during construction and operation.
   Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land, including surrounding residences, Tresillian Nepean and Nepean Private Hospital.
   → Relevant Policies and Guidelines:
     - NSW Industrial Noise Policy (EPA)
     - Interim Construction Noise Guideline (DECC)

8. **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)

9. **Utilities**
   - Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation 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.

10. **Contributions**
    Address Council’s Section 94 Contribution Plans and/or details of any Voluntary Planning Agreement.

11. **Drainage**
    Detail drainage associated with the proposal, including stormwater and drainage infrastructure.

12. **Flooding**
    Assess any flood risk on site 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.

13. **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.
### 14. Biodiversity

Biodiversity impacts related to the proposal and the preparation of a Biodiversity Assessment are to be addressed in accordance with the requirements of the Biodiversity Conservation Act 2016.

### Plans and Documents

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.

In addition, the EIS must include the following:

- Architectural drawings (dimensioned and including RLs and identifying MGA94 coordinates);
- 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);
- Integrated urban design and landscape plan, including active transport facilities (existing, proposed and potential footpaths and bicycle paths) and links to surrounding public transport;
- Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan detailing vehicle routes, number of trucks, hours of operation, construction program, access arrangements and traffic control measures;
- Geotechnical and Structural Report;
- Accessibility Report;
- Arborist Report;
- Aviation Impact Assessment;
- Acid Sulphate Soils Management Plan (if required); and
- Physical materials sample board (no larger than A3) with correct proportional representation of materials.

### Consultation

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. In particular you must consult with:

- Penrith Council.

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.

### Further consultation after 2 years

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.

### References

The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.