

Department of Planning

Auburn Hospital – MAJOR PROJECT

**Director General's Environmental Assessment Requirements under Part 3A of the
Environmental Planning and Assessment Act 1979**

Project	Project Application – Auburn Hospital Project Application No. 06_0129 Construction of a new hospital complex to accommodate acute medical services.
Site	Land bounded by Hargrave, Norval and Water Streets and Hevington Road, Auburn.
Proponent	NSW Health
Date of Issue	16 June 2006
Date of Expiration	16 June 2008
Special Provision	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (Major Projects SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 28 April 2006.
General Requirements	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the proposal including: <ul style="list-style-type: none"> ◦ description of the site, including cadastre and title details (including the location of rail boundary and rail infrastructure); ◦ design, construction, operation, maintenance, rehabilitation and staging as applicable; and ◦ project objectives and need (if relevant); • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and • a statement on the validity of the Environmental Assessment, the qualifications of person(s) preparing the assessment and that the information contained in the Environmental Assessment is neither false nor misleading.
Key Assessment Requirements	<p>Part A – Heads of Consideration</p> <ul style="list-style-type: none"> • Suitability of the site; • Likely environmental, social and economic impacts; • Justification for undertaking the project; and • The public interest. <p>Part B – Relevant EPIs and Guidelines to be addressed</p> <ul style="list-style-type: none"> • Planning provisions applying to the site including permissibility and the provisions of all local environmental plans and State Environmental Planning Policies, including SEPP 11, SEPP 55, SEPP 64, Major Projects SEPP, BASIX etc; • Nature and extent of non-compliance with specified EPIs; and • Where non compliance or residual environmental impacts occur, consideration of alternatives and/or compensatory works to address impacts. <p>Part C – Key Issues to be addressed Requirements of the Department and other agencies are as follows;</p> <p><u>Development Description</u> Key matters to be addressed include;</p> <ol style="list-style-type: none"> a) height, bulk and scale of the proposal in relation to the surrounding development, landscape and topography; b) impact on streetscape, overshadowing and view corridors; c) any proposed infrastructure and servicing works or upgrading of existing facilities; and d) Details of proposed landscaping. <p><u>Traffic Impacts</u> The traffic impact assessment must detail:</p> <ol style="list-style-type: none"> a) existing traffic conditions, road network and road capacity;

	<p>b) any changes to traffic generation resulting from the project;</p> <p>c) suitable drop off and pick up points.</p> <p>d) measures to promote public transport usage and modal share including bus & train networks and connections;</p> <p>e) proposed loading dock(s) and car parking arrangements;</p> <p>f) proposed emergency and public access; and</p> <p>g) pedestrian and bicycle linkages.</p> <p><u>Services and Infrastructure</u></p> <p>a) The capacity of water, sewer, stormwater, power and telecommunications infrastructure which will serve the project must be addressed;</p> <p>b) The environmental assessment must outline any upgrading to infrastructure necessary to service the development and contributions applicable under any adopted contributions plans.</p> <p>Part D – Statement of Commitments</p> <ul style="list-style-type: none"> • Proposed mitigation and management of residual impacts; and • A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project, including (but not limited to): <ul style="list-style-type: none"> a) staging of the development; b) likely impacts from, and management/mitigation measures for noise, vibration, dust, soil and erosion, and waste material management; c) management of any contamination issues during construction. d) impacts on, and mitigation of disturbance to existing hospital operations during construction (including but not limited to) car parking, access to facilities, construction traffic management, intersection and traffic control; and e) construction and operational waste management. <p>Test of adequacy</p> <p>If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent.</p> <p>The Director-General may modify these requirements by further notice to the proponent.</p> <p>General Environmental Risk Analysis (in relation to all components of the project)</p> <p>Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and occupation), proposed mitigation measures and potentially residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the Environmental Assessment.</p>
<p>Consultation Requirements</p>	<p>You should undertake an appropriate and justified level of consultation with the relevant following parties during the preparation of the Environmental Assessment:</p> <p>(a) Agencies or other authorities:</p> <ul style="list-style-type: none"> • Roads and Traffic Authority • Auburn Council <p>(b) Public:</p> <ul style="list-style-type: none"> • Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy. <p>(c) Peer Review Requirements:</p> <ul style="list-style-type: none"> • List any components of the environmental assessment to be independently peer reviewed prior to submission.

Deemed refusal period	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
Panels constituted under s75G	No Panels under Section 75G are required at this stage.
Application Fee Information	Assessment fee payable is \$206, 275.00 inclusive of Planfirst fee (108,795.00). The advertising fee payable is \$ 913.00
Landowners Information	Landowner's information is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> . For notification both inside and outside of the Auburn Hospital site, the Department will seek landowners' and occupiers' details from Auburn Council.
Documents to be submitted	<ul style="list-style-type: none"> • 15 hard copies of the environmental assessment. • Five (5) copies of the environmental assessment and plans on CD-ROM (pdf format) • Fifteen (15) sets of plans to scale (1:100), including three (3) sets at A3 size.