

**MAJOR PROJECT APPLICATION FOR LISMORE BASE HOSPITAL SITE
ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF
THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Project	<p>Major Project Application – Lismore Base Hospital site (Stage 1)</p> <p>A proposal for the construction of a 40 bed adult mental health unit, a new child and adolescent mental health unit, community mental health facilities, ambulatory care, an acute rehabilitation unit, car parking and administrative offices as generally described in the preliminary Environmental Assessment report prepared by Hassell Sydney for the Department of Planning dated April 2006.</p>
Site	Lismore Base Hospital, Hunter Street & Uralba Street, Lismore
Proponent	NSW Health
Date of Issue	1 June 2006
Date of Expiration	1 June 2008 (2 years from date of issue)
Special Provision	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 15 March 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; ○ 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 plans and policies; ▪ nature and extent of non-compliance with specified EPIs; and ▪ consideration of alternatives to the proposal. <p>Part C – Key Issues to be addressed</p> <ul style="list-style-type: none"> ▪ requirements of the Department and other agencies as set out as follows: <p>1. Development Staging</p> <p>It is understood that the proposal is stage 1 of a multi stage redevelopment of the Lismore Base Hospital precinct. The Environmental Assessment should include the proposed method of development staging and demonstrate that it is consistent with, and can accommodate, its future redevelopment and/or further expansion.</p> <p>Detailed plans and documentation should be submitted that articulates the status of existing buildings, proposed development concept(s) and likely future expansion areas, vehicular car parking (location and numbers), access and delivery areas and proposed road closures.</p>

2. Built Form & Urban Design

Design justification for the proposal should be outlined, including an analysis of existing topography, bulk and scale of existing development, building heights, view corridors, streetscape and address, vehicular and pedestrian connectivity, entry points, traffic management and hierarchy.

Particular regard should be had to relevant good practice urban design guidelines and principles when formulating the proposal. It should also be demonstrated that the optimum urban design outcome for the site and its environs has been achieved, including appropriate setbacks, use of external building materials and landscaping.

3. Transportation & Access

The Environmental Assessment should include a transport management report which addresses car parking provision (including separation of service vehicles and public parking facilities), access, service delivery and traffic generation, associated with both the final development and during the construction period.

The report should be prepared in accordance with the RTA's *Guide to Traffic Generating Developments* and other relevant guidance where appropriate including the EPA's *Environmental Criteria for Road Traffic Noise*. Further detailed advice should be sought from the RTA and/or Council where appropriate.

Good vehicular and pedestrian linkages should be provided to the hospital campus and beyond. The primary drop off area to the psychiatric complex should be clearly identified and appropriate disability access provided in accordance with Lismore City Council's Disability Access Guidelines.

4. Contamination & Geotechnical Issues

The Environmental Assessment should identify and address potential contamination and geotechnical issues associated with the proposal in accordance with relevant legislation and current guidance.

5. Flood Risk

The Environmental Assessment should identify and address potential flooding issues associated with the proposal in accordance with Lismore City Council's DCP 7 (Flood Prone Lands) and other relevant guidelines.

6. Heritage & Archaeology

The Environmental Assessment should identify and address potential heritage and archaeological issues associated with the proposal, including any heritage buildings, significant landscaping and important views.

7. Acoustics & Noise

Noise impacts associated with either the future operation or during the construction phase should be assessed against NSW DEC (EPA) guidelines and other relevant legislation.

8. Waste Management

The Environmental Assessment should address waste management issues in accordance with Lismore City Council's DCP No. 47 (Waste Minimisation) and other relevant guidelines.

9. Environmental Management

An environmental management plan should be submitted which identifies and demonstrates a commitment to positive environmental management (e.g. compliance with external lighting and intensity values, measures to reuse, recycle waste water (including stormwater) etc.

10. Utilities Management

The Environmental Assessment should include details of how the proposal will be satisfactorily serviced by reticulated utilities and services.

Part D – Statement of Commitments

- proposed mitigation and management of residual impacts;
- a draft statement of commitments detailing measures for environmental management and mitigation measures and monitoring for the project; and
- address the possible scope of a planning agreement and/or developer contributions.

	<p>Part E – 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>Part F – 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>
Consultation Requirements	<p>You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the Environmental Assessment:</p> <p>(a) Agencies or other authorities:</p> <ul style="list-style-type: none"> ▪ Lismore City Council ▪ Department of Planning (North Coast office) <p>(b) Public:</p> <ul style="list-style-type: none"> ▪ Any additional meetings proposed by the local member or other relevant group. <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 are required at this stage.
Application Fee Information	Fees are applicable to the application. The fee is based on estimated cost of works as per the <i>Environmental Planning and Assessment Regulation 2000</i> . Please consult with the Department of Planning.
Landowners Information	<p>Landowner's information is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>For notification both inside and outside of the Lismore Base Hospital site, the Department will seek landowners' and occupiers' details from Lismore City Council.</p>
Documents to be submitted	<p>Ten (10) hard copies of the Environmental Assessment.</p> <p>Five (5) copies of the Environmental Assessment and plans on CD-ROM (pdf format)</p> <p>Models</p> <p>Plans</p> <p>Drawings</p>