



NSW GOVERNMENT  
**Department of Planning**

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Our ref: MP 07\_0047  
File: S07/00541

Mr Adrian Olney  
Director  
APT (Sydney Olympic Park) Pty Ltd  
Level 51  
101 Collins Street  
**MELBOURNE VIC 3000**

Dear Mr Olney

**Subject: Director General's Requirements for the Project Application of the construction of the Sydney Olympic Park Private Hospital, Site 9, cnr Sarah Durack Avenue & Olympic Boulevard, Sydney Olympic Park**

The Department has received your application for the proposed redevelopment of the construction of the Sydney Olympic Private Hospital, including associated on site parking.

The Director-General's Environmental Assessment Requirements (DGR's) for the Environmental Assessment of the Major Project are attached to this correspondence at **Attachment 1**.

**Attachment 2** lists the relevant plans and documents which are likely to be required upon submission of your proposal, however, this should be confirmed with the Department before lodgement.

It should be noted that the DGR's have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the Environmental Assessment for the project to determine:

- the fees applicable to the application;
- relevant land owner notification requirements.

A list of relevant technical and policy guidelines which may assist in the preparation of this Environmental Assessment are enclosed at **Attachment 3**.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director-General considers that the Environmental Assessment does not adequately address the DGR's, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. The DGR's will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project. As a result, the Department would appreciate it if all documents that are submitted to the Department are in a suitable format for the web.

Where possible would you arrange for an electronic version of the Environmental Assessment to be hosted on a suitable website with a link to the Department's website.

If you have any enquiries about these requirements, please contact Josephine Wing on 02 9228 6528 or via e-mail at [josephine.wing@planning.nsw.gov.au](mailto:josephine.wing@planning.nsw.gov.au).

Yours sincerely



Jason Perica 10/5/07  
**Executive Director, Strategic Sites and Urban Renewals**  
**as delegate for the Director General**

# Attachment 1 Director-General's Requirements

## Section 75F of the *Environmental Planning and Assessment Act 1979*

<b>Application number</b>	07_0047
<b>Project</b>	Project Application for the Construction of Sydney Olympic Park Private Hospital
<b>Location</b>	Part Lot 201 in DP 1041756, (known as Site 9), cnr Sarah Durack Avenue & Olympic Boulevard, Sydney Olympic Park
<b>Proponent</b>	APT (Sydney Olympic Park) Pty Ltd & Owen Ferguson Health (Homebush) Development Pty Ltd
<b>Date issued</b>	16/5/07
<b>Expiry date</b>	16/5/07
<b>General requirements</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. an executive summary;</li> <li>2. demonstration as to how the development, when completed, will achieve the objectives of the relevant EPI's;</li> <li>3. Landowners' consent for the development site;</li> <li>4. description of the site, including cadastre, title details, existing easements (including sewer mains, and/or encumbrances);</li> <li>5. details of the proposed layout, land uses, size and scale of the main components of the development, FSR, height (AHD);</li> <li>6. details of the methodology used for the calculation of the FSR in accordance with the relevant Environmental Planning Instruments (EPI);</li> <li>7. an assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below;</li> <li>8. a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project;</li> <li>9. a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures;</li> <li>10. a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest;</li> <li>11. The plans and documents outlined in <b>Attachment 2</b>;</li> <li>12. a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is not false or misleading; and</li> <li>13. a Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project in accordance with the definition contained in the EP &amp; A Regulation 2000 s245N</li> </ol>
<b>Key issues</b>	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> <li>1. <b>Relevant EPIs and Guidelines to be addressed</b> <ul style="list-style-type: none"> <li>• Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> <li>o Sydney Olympic Park Master Plan 2002;</li> <li>o Sydney Olympic Park – Vision 2025 – A Town of the Future;</li> <li>o Sydney Regional Environmental Plan 24 – Homebush Bay Area;</li> <li>o State Environmental Planning Policy (SEPP) 55 – Remediation of Land;</li> <li>o Draft SEPP 66 - Integration of Land Use and Transport.</li> </ul> </li> <li>• Address provision of public infrastructure having regard to Sydney Olympic Park Master Plan Development Contributions Strategy Briefing Note for Developers (November 2002).</li> <li>• Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.</li> </ul> </li> <li>2. <b>Building design</b> <ul style="list-style-type: none"> <li>• The proposal must exhibit design excellence. Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposal in particular having regard to the siting and design, bulk and scale relationships, appropriate use of materials and detailing having regard to the surrounding properties.</li> </ul> </li> </ol>

- Where practicable plant equipment should be located within the basement to minimise the visual and acoustic impacts. Where this can not be achieved justification for roof top plant rooms is required. Further more, the rooftop plant shall: be designed as an integral part of the building; minimise the visual bulk of the building; not increase overshadowing of the adjacent development; be adequately attenuated to avoid acoustic impacts on surrounding properties.
  - Address and incorporate the comments of the SOPA Design Review Panel.
  - A Wind Impact assessment is to be submitted addressing the location and design of the building to minimise wind impacts on pedestrian amenity.
  - Provide a way finding and signage strategy for the site.
- 3. Existing Consent**
- Provide a comparison between the proposal and the existing consent (DA207-5-2003) with regards to use, GFA, car parking/traffic generation etc.
- 4. Allocation of hospital beds**
- Provide evidence from NSW Health that number of private hospital beds proposed have been allocated / will be allocated and are available (contact Ms Julia George, Private Health Care Branch, Public Health Division tel: 9816 0482).
- 5. Safety/ Public Domain/ Landscaping**
- Demonstrate how the proposed building envelopes, building design and treatment of the public domain will:
    - maximise safety, security and public surveillance within the public areas including disabled access to the front entrance and car park access. Specific regard should be given to the Department of Planning's Guideline; *Crime prevention and assessment of development applications*, 2001;
    - address linkages within and between other public domain spaces, including Olympic Park train station;
    - ensure access for people with disabilities;
    - minimise potential for vehicle and pedestrian conflicts.
  - Provide an arborist's report to assess the condition of existing trees proposed to be removed and methods of protection during construction.
  - Provide landscaping plan for the public domain.
- 6. Ecologically Sustainable Development**
- Provide details how the development will incorporate ESD principles in the design, construction and ongoing operation phases having regard to the SOPA Towards Sustainability – Sustainability Strategy for Sydney Olympic Park, December 2002 and The Environmental Guidelines for the Summer Olympic Games, September 1993.
  - Specific consideration must be given to energy efficiency, water conservation, waste management and the use of SEDA and Greenstar standards.
- 7. Traffic Impacts**
- A traffic and transport impact study shall be submitted with the environmental assessment which assesses the traffic and transport impacts of the project. The study shall:
    - address impacts and measures to mitigate impacts on local and arterial roads and adjacent road intersections;
    - detail strategies for encouraging public transport patronage for employees and visitors, given the close proximity of the railway station to the site;
    - address the management of traffic, access, and parking during special events on the SOPA site with particular regard for the operation of the subject site during road closures for these events.
    - provide details of adequate emergency and delivery vehicle access including during special events;
    - provide details of bicycle facilities to be incorporated into the development.
- 8. Car Parking**
- Address the following car parking issues as set out below;
    - car parking numbers, configuration and location including demand management for on street parking (e.g. parking permit system);
    - compliance with relevant Council and RTA traffic and car parking codes;
    - relocation of existing car parks and opportunities to develop new underground car parking facilities;
    - management strategies to increase the effective utilisation of staff car parking such as car pooling strategies;
    - compliance with relevant Australian Standard.

	<p><b>9. Potential Contamination On site</b></p> <ul style="list-style-type: none"> <li>• Provide a comprehensive assessment of potential on-site contamination and include a remediation action plan if contamination is identified, in accordance with the requirements of SEPP 55.</li> </ul> <p><b>10. Stormwater</b></p> <ul style="list-style-type: none"> <li>• Address stormwater issues associated with the development having regard to Water Sensitive Urban Design.</li> </ul> <p><b>11. Acoustics &amp; Noise</b></p> <ul style="list-style-type: none"> <li>• Noise impacts associated with the future Hospital operation (e.g. noise from ambulance sirens) should be assessed against NSW DEC guidelines, <i>Sydney Olympic Park Noise Management Guidelines 2002</i> and draft <i>Master Plan 2025 Noise Management Guidelines</i>;</li> <li>• The acoustic assessment shall also demonstrate consideration of Railcorp's "Interim Guidelines for Proponents" in addressing rail noise, vibration and electrolysis from the nearby rail corridor.</li> </ul> <p><b>12. Construction Impacts</b></p> <ul style="list-style-type: none"> <li>• Address measures to ameliorate potential impacts arising from the construction of the proposed development.</li> </ul> <p><b>13. Waste Management</b></p> <ul style="list-style-type: none"> <li>• A preliminary waste management plan should be prepared in accordance with NSW DEC Guidelines and relevant legislation addressing issues including (but not limited to) operational waste at the hospital, in particular biomedical, infectious or other toxic waste, reuse, recycling and/or disposal of waste including waste-water and building materials.</li> </ul> <p><b>14. Services/infrastructure and utilities</b></p> <ul style="list-style-type: none"> <li>• In consultation with relevant agencies, address the existing capacity and requirements of the development for water, electricity, waste disposal, telecommunications and gas.</li> <li>• Details of any augmentation to services and utilities required to meet the demand generated by the proposed project.</li> </ul>
<b>Deemed refusal period</b>	60 days

## Plans and Documents to accompany the Application

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	<p>site, and how vehicles will move about the site;</p> <ul style="list-style-type: none"> <li>• pedestrian access to, through and within the site.</li> </ul> <p>6. The <b>shadow diagrams</b> to show solar access to the site and adjacent properties as a result of the development at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.</p> <p>7. The <b>Other plans</b> including (where relevant):</p> <ul style="list-style-type: none"> <li>• <b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management from the site to the Council drainage system and include a detailed site survey. Where an on-site detention system is required, the type and location must be shown and must be integrated with the proposed landscape design. Site discharge calculations should be provided and the must include details of all major overland flow paths;</li> <li>• <b>Erosion and Sediment Control Plan</b> - plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;</li> <li>• <b>View analysis</b> - artists impression, photomontages, etc of the proposed development in the context of the surrounding development;</li> <li>• <b>Coloured elevations</b> - of the proposed buildings drawn to the same scale as the architectural drawings. The elevations are to indicate height and key datum lines, building length and articulation, the composition of the façade and roof design, existing buildings on the site, building entries (pedestrian, vehicular and service), and profile of buildings on adjacent properties;</li> <li>• <b>Landscape Concept Plan</b> - plan or drawing that shows the basic detail of planting design and plant species to be used, listing botanical and common names, mature height and spread, number of plants to be utilised and surface treatments (i.e. pavers, lawn etc); details of any plants to be removed.</li> <li>• <b>Demolition &amp; Waste Management Plan</b> - where demolition is proposed, a plan which addresses demolition and construction wastes that may be generated including likely quantities, proposed disposal destinations and best practices for safe handling and disposal in accordance with WorkCover's Occupational Health and Safety requirements must be provided;</li> <li>• <b>Construction Management Plan</b> - a plan which outlines traffic and pedestrian management during construction</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 10 hard copies of the Environmental Assessment.</li> <li>• 10 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale).</li> <li>• 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below).</li> <li>• If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.</li> </ul>
<b>Electronic Documents</b>	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> <li>• Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files.</li> <li>• File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in</li> </ul>

more than 10 files.

- Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order.
- Graphic images will need to be provided as [.gif] files.
- Photographic images should be provided as [.jpg] files.
- Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each.
- Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order.

Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.



## Attachment 3 - Technical and Policy Guidelines

Aspect	Policy /Methodology
<b>Urban Design</b>	
	Neighbourhood Character: An Urban Design Approach for Identifying Neighbourhood Character (PlanningNSW, 1998)
	Mixed Use in Urban Centres, Guidelines for Mixed Use Development, (PlanningNSW, 2001)
	Beyond the Pavement: RTA Urban and Regional Design Practice Notes (RTA, 1999)
<b>Lighting</b>	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997)
<b>Heritage</b>	
<b>Aboriginal</b>	Draft Guideline for assessment of impacts on Aboriginal Heritage under Part 3A ( Planning 2005)
	Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DEC, 2005) <i>Draft</i>
	Aboriginal Cultural Heritage Standards & Guidelines Kit (DEC, 1997)
<b>Non-Indigenous</b>	Assessing Heritage Significance Update for Heritage Manual (Heritage Office, 2000)
	Assessing Heritage Significance (NSW Heritage Office, 2001)
<b>Noise</b>	
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Environmental Noise Management - NSW Industrial Noise Policy (DEC, Dec, 1999)
	Environmental Noise Management Manual (RTA, 2001)
	Environment Noise Control Manual - Chapter 171 Noise Control Guideline, Construction site Noise (DEC, 1994)
<b>Soils</b>	
	Soil Survey Standard Test Methods (DIPNR 2003)
<b>Contaminated Land</b>	Managing Land Contamination: Planning Guidelines – SEPP 55 – Remediation of Land (DUAP & NSW EPA, 1998)
	Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites (EPA, 1997)
	Contaminated Sites – Guidelines on Significant Risk of Harm and Duty to Report (EPA, 1999)
<b>Sustainability</b>	
	BASIX – <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a>
<b>Community Consultation</b>	
	Community Involvement Practice Notes and Resource Manual (RTA, 1998)
	Best Practice Community Consultation and Involvement (Commonwealth DEH, 1995, ISBN 0 642 19421 1)
<b>Traffic &amp; Transport</b>	
	Bus lane/pedestrian/cycleway standards (Austroads/RTA guidelines)
	Traffic Control at Worksites guidelines (RTA, Sept, 2003)
	Guide to Traffic Generating Development (RTA, 1993)

Aspect	Policy /Methodology
	RTAs Road Design Guide (RTA, 1996)
<b>Wastewater</b>	
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC, 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)
	Environment and Health Protection Guidelines: Onsite Sewage Management for Single Households (1998) (Silver Book)
<b>Water</b>	
<b>Stormwater</b>	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) – "The Blue Book"
	Stormwater Outlet Structures to Streams (for pipes, culverts, drains and spillways – Version 1) (DIPNR)
	Managing Urban Stormwater: Construction Activities (EPA, 1988)
	Managing Urban Stormwater: Source Control (DEC, 1998)
	Managing Urban Stormwater: Treatment Techniques (DEC, 1998)
	Better Drainage: Guidelines for the Multiple Use of Drainage Systems (DoP, 1993)
	Australian Rainfall and Runoff (Institution of Engineers, revised edition 1997)
	Draft Australian Runoff Quality (Institution of Engineers, 2003)
<b>Water Quality</b>	National Water Quality Management Strategy: Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC 2000)
	Healthy Rivers Commission Report in Coastal Lakes and Statement of Joint Intent
	The relevant targets within the State Water Management Outcomes Plan
<b>Waterways</b>	Estuary Management Manual (DLWC, 1992)
	Floodplain Development Manual (NSW Government, April 2005)
	Hewitts Creek Floodplain Risk Management Study & Plan 2003