



Planning



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Department Generated Correspondence (Y)

Mr David Furlong
Director
Plan Urban Services
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Our ref: MP 07_0070

Dear Mr Furlong,

Director-General's Requirements for the Project Application for the proposed Wollongong Private Hospital (MP 07_0070)

Thank you for your recent request for Director-General's Environmental Assessment Requirements (DGRs) for the above project. The DGRs (attached) have been prepared from the information provided within your application and in consultation with relevant Government agencies.

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.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGRs. If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, 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. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached copies of submissions received from agencies outlining their key issues. If any other agency submissions are received for the proposal, they will be forwarded to you separately. Whilst agency responses provided to you are for information only and do not form part of the DGRs for the Environmental Assessment, it is worth noting in this instance that both Wollongong Council and the RTA have raised issues regarding access to the site from Crown Street. It is strongly recommended that this issue be addressed through consultation with each agency prior to the lodgement of the Environmental Assessment.

If you have any enquiries about these requirements, please contact Ms Alix Carpenter on 02 9228 6332 or alix.carpenter@planning.nsw.gov.au.

Yours sincerely

David Kitto 23/11/09

David Kitto
Acting Executive Director
Major Projects Assessment
(as delegate for the Director-General)

Director-General's Requirements

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

Application No.	MP 07_0070
Project	Wollongong Private Hospital
Site	360 – 364 Crown St (Princes Highway) Wollongong
Proponent	Plan Urban Services Pty Ltd
Date of Issue	23 November 2009
Date of Expiry	If the Environmental Assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
General Requirements	The Environmental Assessment must include: (1) An executive summary. (2) A description of the proposal including: • description of the site including cadastre and title details; • a thorough site analysis and description of the existing environment; • suitability of the site for the proposed development; • likely environmental impacts; • design, construction, operation, maintenance, rehabilitation and staging as applicable; and • justification for undertaking 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. (3) A consideration of the following with any variations to be justified: • all relevant State Environmental Planning Policies; and • applicable local planning instruments and relevant legislation and policies. (4) A draft Statement of Commitments, outlining commitments to the proposal's management, provision of infrastructure, mitigation and monitoring measures with clear identification of who is responsible for these measures. (5) A conclusion justifying the proposal, taking into consideration its environmental and construction impacts, mitigation measures to address these impacts, its cumulative impacts, suitability of the site and whether or not the project is in the public interest. (6) A signed statement on the validity of the Environmental Assessment, the qualifications of person(s) preparing the Assessment and that the information contained therein is neither false nor misleading.
Key Assessment Requirements	The Environmental Assessment must address the following key issues: Urban Form and Design • Urban design, height, density, bulk and scale of the development and relationship to surrounding development, landscape and topography. • External materials and finishes, including a sample board. • Photomontages and view analysis. • Details of proposed areas of landscaping and open space. • Consideration of Wollongong Council's Public Domain Technical Manual with regard to streetscape design. • Preparation of a Crime Prevention Through Environmental Design assessment, taking into consideration, landscaping, lighting, design of building and communal open spaces, impact on the adjoining neighbourhood and potential for graffiti and vandalism.

Amenity Impacts

- Visual impact, privacy and overshadowing of the development on adjoining properties, with particular regard to any sensitive uses.

Heritage

- Impacts of the proposal on any local heritage items identified in Wollongong City Centre LEP 2007.

Transport and Accessibility

- Provide a traffic and transport study that addresses the following:
 - Surrounding context and how the proposal relates with the existing Wollongong public hospital in terms of transport and traffic management;
 - Estimated vehicular traffic generation from the proposed development and the cumulative impact of this with existing developments and any other known development proposals in the area;
 - Intersection modelling at relevant intersections to assess any likely impacts;
 - Access arrangements which consider options for access from the local road network;
 - Existing public transport services in the site, including any transport services proposed to be offered by the hospital;
 - Measures to encourage mode shift to public transport and reduce reliance on private vehicles and therefore on site car parking;
 - Existing pedestrian and cycle movements within the vicinity of the subject site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access - this may include facilities for secure bicycle storage and cycle amenities; and
 - Travel Demand Management (TDM) measures that will optimise the opportunity provided by the project site's proximity to public transport.
- Compliance with the *RTA Guide to Traffic Generating Developments*.
- Internal access arrangements including entry points, drop off points, traffic management and hierarchy.
- Off street car parking provision and management measures for on street parking in consideration of Council's City Centre West Parking Management Plan.
- Service delivery requirements to be considered against AS2890.2.
- Emergency evacuation and public access.

Geotechnical and Contamination

- Suitability of the site for the proposal with regard to slope stability, erosion hazard, proposed earthworks and retention methods.
- Potential for contamination and the suitability of the site for proposed uses.

Drainage, Stormwater and Groundwater Management

- Drainage, stormwater and groundwater management issues.

Construction Impacts

- Traffic management during construction including car parking requirements for construction workers;
- Address any likely geotechnical impacts;
- Flooding, drainage and stormwater management issues, including: on-site detention of stormwater, Water Sensitive Urban Design, and drainage infrastructure;
- Air pollution, soil and erosion and waste material;
- Noise and vibration;
- Details of any cut and fill and whether any fill is proposed to be imported or exported to/from the site.

	Operational Impacts • Address noise generated from plant and equipment; • Preparation of a Waste Management Strategy in accordance with the relevant legislation and including; biomedical, infectious or toxic wastes and storage of any chemicals / hazardous materials; • Site safety precautions relating to radiation hazards and disease outbreak; • Emergency and evacuation procedures; • Fire safety; • Lighting; • Signage. Ecologically Sustainable Development measures • Demonstrate the application of ESD measures to the proposal, including thermal massing, water sensitive urban design measures, energy efficiency, recycling and waste disposal. Utilities and Services • Capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.
Consultation Requirements	Provide written account or evidence of an appropriate and justified level of consultation with the following relevant parties during the preparation of the Environmental Assessment: • Wollongong City Council; • NSW Roads and Traffic Authority; • NSW Ministry of Transport; • NSW Health; and • All utility providers.
Application Fee Information	The application fee is based on Capital Investment Value of the project as defined in the Major Projects SEPP and as set out in Clause 8H of the Environmental Planning and Assessment Regulation 2000. To verify the cost of works for this project you are requested to submit a Quantity Surveyor's report for the project.
Landowners Consent	Landowner's consent is to be provided in accordance with clause 8F of the Environmental Planning and Assessment Regulation 2000.

Plans and Documents to accompany the Application

General	The Environmental Assessment (EA) must include: 1. An executive summary; 2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP); and 9. 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.
Plans and Documents	The following plans, architectural drawings, diagrams and relevant documentation shall be submitted; 1. An existing site survey plan drawn at an appropriate scale illustrating; • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space, and • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings for the Project Application at an appropriate scale illustrating: • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; and

	- any changes that will be made to the level of the land by excavation, filling or otherwise. Stormwater Concept Plan - illustrating the concept for stormwater management. Landscape/Public Domain Concept plan - illustrating treatment of open space/public domain areas, screen planting along common boundaries and tree protection measures both on and off the site. Shadow diagrams showing solar access to the site and adjacent properties 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. View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas A massing model of the proposed development for the entire site (i.e. Concept Plan).
Documents to be submitted	1 copy of the EA, plans and documentation for the Test of Adequacy (TOA); 10 hard copies of the EA (once the EA has been determined adequate); 10 sets of architectural and landscape plans to scale, including two (2) sets at A3 size; and 5 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. <i>Precise number of required copies to be confirmed prior to public exhibition</i>