

Part 3A – Project Application

Director-General's Requirements

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

Application No.	MP 08_0036
Project	Liverpool Hospital Redevelopment for the first stage of building works for the approved Concept Plan (MP 06_0116).
Site	Lot 2 DP 596770
Proponent	NSW Health
Date of Issue	28 February 2008
Date of Expiration	28 February 2010
General Requirements	The Environmental Assessment must include: • an executive summary; • a description of the proposal comprising: ◦ description of the site including cadastre and title details ◦ design, construction, operation, maintenance, rehabilitation and staging as applicable; ◦ project objectives and need; • 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	Relevant EPIs, Guidelines and other requirements to be addressed • Compliance with the Concept Plan approval including satisfaction of any relevant conditions of approval; • DCP 30 – Liverpool City Centre urban design guidelines. Urban Form and Design • Urban design, height, density, bulk and scale of the development and relation to the surrounding development, landscape and topography; • Site analysis and architectural plans; • External materials and finishes, including a sample board; • Photomontages and view analysis; • Details of proposed areas of landscaping and open space. Amenity Impacts on Neighbouring Properties • Address the visual impact, privacy and overshadowing of the development on adjoining properties. Transport, Traffic & Access • Demonstrate compliance with the RTA <i>Guidelines for Traffic Generating Development</i>; • Internal road and access arrangements including entry points, drop off points, traffic management and hierarchy; • Off street car parking provision and management of on street parking; • Vehicular, bicycle and pedestrian connectivity; • Service delivery; • Proposed emergency evacuation and public access. • Traffic management during construction including car parking requirements for construction workers. Heritage • Heritage Impact Statement (HIS) prepared in accordance with NSW Heritage Council guidelines. The HIS should address: ◦ any heritage impacts on the site and wider heritage impacts in the area surrounding the site, particularly the Liverpool TAFE site (former Liverpool Hospital) and the Bigge Park conservation zone.

	Helipad - Assessment of the potential impacts of the helipad including details of the proposed location, noise assessment, operating hours and security. Construction and operational impacts - Any likely geotechnical impacts; - Flooding, drainage and stormwater management issues, including: on-site detention of stormwater, WSUD, and drainage infrastructure; - Air pollution, soil and erosion and waste material including operation waste including biomedical infectious or other toxic wastes; - Noise and vibration - Details of any cut and fill and whether any fill is proposed to be imported or exported to/from the site. ESD measures - Details proposed ESD measures including thermal massing, water sensitive urban design measures, energy efficiency, recycling and waste disposal Services - Capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project. Planning Agreements and/or Developer Contributions - Likely scope of a planning agreement and/or developer contributions between the proponent and the local council. Draft Statement of Commitments - Proposed mitigation and management of residual impacts; and - A Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.
Test of Adequacy	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. The Director-General may modify these requirements by further notice to the proponent.
Consultation Requirements	During the preparation of the Environmental Assessment, you should undertake an appropriate level of consultation with the relevant Local or State government authorities, service providers, community groups and other stakeholders. In particular, you should consult with: Agencies, other authorities and groups: - Liverpool Council; - NSW Heritage Office; - NSW Roads and Traffic Authority; - RailCorp; and - all utility providers.
Deemed refusal period	120 days (see Clause 8E of the Environmental planning and Assessment Regulation)
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 <i>Environmental Planning and Assessment Regulation 2000</i> . 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 the <i>Environmental Planning and Assessment Regulation 2000</i> .

Documents to be submitted	Once the draft EA has been submitted and determined to be adequate by the Department the applicant should submit: • 10 hard copies of the environmental assessment report & 10 sets of the site analysis plan and architectural plans; and • 10 copies of the environmental assessment report and plans on CD-ROM (in PDF – please ensure all files are less than 2Mb in size).
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