

Part 3A – Project Application

Director-General's Requirements

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

Application No.	MP 08_0073
Project	Narrabri Hospital Redevelopment.
Site	11 Cameron Street Narrabri. Lot 107 DP 1036033
Proponent	Department of Commerce
Date of Issue	20 May 2008 <i>(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.)</i>
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 • planning provisions applying to the site including permissibility and the provisions of all plans and policies; • relevant Narrabri Shire Council planning provisions; and • nature and extent of non-compliance with relevant EPIs and justification for any non-compliance. 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, with particular regard to sensitive uses, e.g. child care centre. Transport, Traffic & Access • Demonstrate compliance with the <i>RTA 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. Helipad • Assessment of the potential impacts of the helipad including details of the proposed location, noise assessment, operating hours and security.

	Construction impacts • 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; • Waste management including biomedical, infectious or toxic wastes, storage of any chemicals / hazardous materials; • Site security; • Traffic, parking and pedestrian management; • Emergency and evacuation procedures; • Fire safety; • Lighting; • Signage. ESD measures • Address proposed ESD measures including thermal massing, water sensitive urban design measures, energy efficiency, recycling and waste disposal Services • Address capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve 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: • Narrabri Shire Council; • Ministry of Transport; • NSW Roads and Traffic Authority; • Ministry of Transport; and • all utility providers.
Deemed refusal period	60 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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