



NSW GOVERNMENT  
**Department of Planning**

**Major Development Assessment  
Manufacturing and Rural Industries**  
Contact: Megan Webb  
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Level 4 Western Gallery  
23-33 Bridge Street  
GPO Box 39  
SYDNEY NSW 2001

Mr Will Dwyer  
National Planning Manager  
Goodman International Limited  
GPO BOX 4703  
Sydney NSW 2000

Our Ref: S08/00809

Dear Mr Dwyer

**Director-General's Requirements  
Australian Red Cross Medical Research and Development Project  
Application Number 08\_0137**

The Department has received your application for the Australian Red Cross Medical Research and Development Project.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant agencies, and are based on the information you have provided to date. I have also attached a copy of the agencies' comments for your information.

Please note that the Director-General may alter these requirements at any time.

If your proposal is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Department of Environment, Water, Heritage and the Arts in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the proposal requires an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process, so if it is determined that an approval is required under the EPBC Act, please contact me immediately as supplementary Director-General's requirements may need to be issued.

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

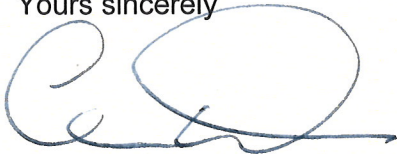
- applicable fee (see Division 1A, Part 15 of the Environmental Planning and Assessment Regulation 2000);
- consultation and public exhibition arrangements; and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

Once it receives the Environmental Assessment, the Department will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all the documents you subsequently submit to the Department are in a suitable format for the web, and arrange for an electronic version of the Environmental Assessment to be hosted on a suitable website during the exhibition period.

If you have any enquiries about these requirements, please contact Megan Webb on 9228 6495 or [megan.webb@planning.nsw.gov.au](mailto:megan.webb@planning.nsw.gov.au).

Yours sincerely



27.7.09

Chris Wilson  
**Executive Director**  
**Major Project Assessment**  
As delegate for the Director-General

# Director-General's Requirements

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

<b>Application Number</b>	08_0137
<b>Project</b>	The Australian Red Cross Medical Research and Development Project, which includes development of a 4 story laboratory and medical research facility and associated infrastructure including office and warehouse space.
<b>Location</b>	17 O'Riordan St, Alexandria
<b>Proponent</b>	Goodman International Limited
<b>Date of Issue</b>	July 2008
<b>General Requirements</b>	<p>The Environmental Assessment of the project must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a detailed description of the following within the site and any associated areas: <ul style="list-style-type: none"> <li>- historical operations/activities; and</li> <li>- existing and approved operations/facilities, including any statutory approvals that apply to these operations and facilities;</li> </ul> </li> <li>• a detailed description of the project, including the: <ul style="list-style-type: none"> <li>- need for the project;</li> <li>- alternatives considered, including a justification for the project;</li> <li>- likely staging of the project; and</li> <li>- plans of any proposed building works;</li> </ul> </li> <li>• a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment;</li> <li>• a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment (see above), which includes: <ul style="list-style-type: none"> <li>- a description of the existing environment, using sufficient baseline data;</li> <li>- an assessment of the potential impacts of all stages of the project, including any cumulative impacts, taking into consideration any relevant statutory provisions, and technical or policy guidelines (see below);</li> <li>- a description of the measures that would be implemented to avoid, minimise, mitigate, remediate, monitor and/or offset the potential impacts of the project, including detailed contingency plans for managing any potentially significant risks to the environment;</li> </ul> </li> <li>• a statement of commitments, outlining all the proposed environmental management and monitoring measures;</li> <li>• a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning &amp; Assessment Act 1979</i>;</li> <li>• a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.</li> </ul>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• <b>Development Controls</b> – demonstrate that the proposal is generally consistent with the development controls in the <i>South Sydney Development Control Plan 1997</i> and all other relevant development control plans, and justify any inconsistencies between the project and these controls;</li> <li>• <b>Developer Contributions and/or Planning Agreements</b> – review the project against any relevant contribution plans, and outline what contributions would be made towards the provision of local and/or regional infrastructure or services;</li> <li>• <b>Contamination</b> – including an assessment of the potential soil and water contamination on the site, undertaken in accordance with <i>State Environmental Planning Policy 55 – Remediation of Land</i>, the <i>City of</i></li> </ul>

	<p><i>Sydney Contaminated Land DCP 2004</i> and where necessary a Remediation Action Plan.</p> <ul style="list-style-type: none"> <li>• <b>Geotechnical</b> – including a geotechnical report demonstrating the structural stability and integrity of RailCorp’s facilities would be maintained.</li> <li>• <b>Soil &amp; Water</b> – including: <ul style="list-style-type: none"> <li>– a detailed water balance for the project, outlining the measures that would be implemented to minimise the use of water on site;</li> <li>– wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water;</li> <li>– the proposed erosion and sediment controls during construction;</li> <li>– the proposed stormwater management system; and</li> <li>– consideration of the potential salinity, contamination, flooding and acid sulfate soil impacts of the project;</li> </ul> </li> <li>• <b>Traffic and Transport</b> – including: <ul style="list-style-type: none"> <li>– a detailed transport impact study of the project on the performance and safety of the surrounding transport network (including road, rail and other public transport) and a description of the measures that would be implemented to upgrade and/or maintain this network over time;</li> <li>– consideration of the potential for reducing the traffic generated by the project;</li> <li>– an assessment of the potential parking demand of the project; and</li> <li>– detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian standards.</li> </ul> </li> <li>• <b>Visual</b> – including the design and articulation of the buildings (scale, height and bulk), and proposed lighting and signage; the proposed landscaping of the site; and the visual impacts of the proposal;</li> <li>• <b>Heritage</b>;</li> <li>• <b>Noise and Vibration</b>– including construction, operation and traffic noise;</li> <li>• <b>Air Quality</b>;</li> <li>• <b>Greenhouse Gas</b> – including an assessment of the energy use on site, and demonstrate what measures would be implemented to ensure the proposal is energy efficient; and</li> <li>• <b>Waste</b> – including accurate estimates of the quantity and nature of the potential waste streams of the project during construction and operation, and a detailed description of the measures that would be implemented minimise, reuse, recycle and dispose of this waste; and</li> </ul>
<b>References</b>	While not exhaustive, the following attachment contains a list of the guidelines, policies, and plans that may be relevant to the project.
<b>Consultation</b>	<p>During the preparation of the Environmental Assessment, you should consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups or affected landowners.</p> <p>In particular you must consult with the:</p> <ul style="list-style-type: none"> <li>• Sydney City Council;</li> <li>• RailCorp;</li> <li>• Roads and Traffic Authority; and</li> <li>• The Ministry of Transport.</li> </ul> <p>The consultation process, and the issues raised during this process, must be described in the Environmental Assessment.</p>
<b>Deemed refusal period</b>	60 days

## Technical and Policy Guidelines

Aspect	Policy /Methodology
<b>Risk Assessment</b>	<p>AS/NZS 4360:2004 Risk Management (Standards Australia)</p> <p>HB 203: 203:2006 Environmental Risk Management – Principles &amp; Process (Standards Australia)</p>
<b>Contamination</b>	<p>Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC &amp; NHMRC)</p> <p>National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)</p> <p>Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)</p> <p>Contaminated Sites: Sampling Design Guidelines (NSW EPA)</p> <p>Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA)</p> <p>Contaminated Sites: Guidelines for the NSW Auditor Scheme (NSW EPA)</p> <p>Contaminated Sites: Guidelines on Significant Risk of Harm from Contaminated Land and Duty to Report (NSW EPA)</p> <p>Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft</p> <p>State Environmental Planning Policy No 55 - Remediation of Land</p>
<b>Soil and Water</b>	
<i>Soil</i>	<p>Acid Sulfate Soil Manual (ASSMAC)</p> <p>NSW Salinity Strategy (DLWC)</p>
<i>Surface Water</i>	<p>Managing Urban Stormwater: Soils &amp; Construction (Landcom)</p> <p>Managing Urban Stormwater: Treatment Techniques (DECC)</p> <p>Managing Urban Stormwater: Source Control (DECC)</p> <p>Technical Guidelines: Bunding &amp; Spill Management (DECC)</p>
<i>Groundwater</i>	<p>National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)</p> <p>NSW State Groundwater Policy Framework Document (DLWC)</p> <p>NSW State Groundwater Quality Protection Policy (DLWC)</p> <p>NSW State Groundwater Quantity Management Policy (DLWC) Draft</p>
<b>Transport</b>	<p>Guide to Traffic Generating Development (RTA)</p> <p>Road Design Guide (RTA)</p>
<b>Visual</b>	<p>Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)</p> <p>State Environmental Planning Policy No 64 - Advertising and Signage</p>
<b>Noise</b>	<p>NSW Industrial Noise Policy (DECC)</p> <p>Environmental Criteria for Road Traffic Noise (NSW EPA)</p> <p>Environmental Noise Control Manual (DECC)</p>
<b>Waste</b>	<p>Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)</p>

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**Air Quality**

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Protection of the Environment Operations (Clean Air) Regulation 2002

Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)

Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)

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**Greenhouse Gas**

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AGO Factors and Methods Workbook (AGO)

Guidelines for Energy Savings Action Plans (DEUS, 2005)

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**Heritage**

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NSW Heritage Manual (NSW Heritage Office & DUAP)

The Burra Charter (The Australia ICOMOS charter for places of cultural significance)

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MINISTRY OF TRANSPORT

Level 21, 227 Elizabeth Street Sydney 2000  
GPO Box 1620 Sydney 2001

Telephone 9268 2800 Facsimile 9268 2900  
Internet [www.transport.nsw.gov.au](http://www.transport.nsw.gov.au)

ABN 25 765 807 817

22 JUL 2008

Mr Michael Woodland  
Director  
Urban Assessment  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Attention: Ms Megan Webb

Dear Mr Woodland,

**Director General's Requirements  
Australian Red Cross Blood Service, Alexandria**

I refer to your recent correspondence regarding the Major Project Application for the Australian Red Cross Blood Service: National Principal Site, 17 O'Riordan Street, Alexandria. The Ministry appreciates this opportunity to provide input to the DGR's for this application.

The Ministry has reviewed the preliminary environmental assessment, which accompanies the proposal. The Ministry requests that a detailed transport study be prepared, which addresses the following key matters:

1. The objectives and priorities of key State policies including the State Plan, Urban Transport Statement, Metropolitan Strategy and draft Sydney City Subregional Strategy;
2. The preparation a car parking strategy, which minimises provision and considers a range of management initiatives, including:
  - The use of 'car share' schemes for corporate fleets, which can also be available for use by adjoining businesses and nearby residents; and
  - Potential assistance for employees to access work by public transport through salary packaging options and other incentives.
3. Consideration of a range of applicable travel demand management initiatives, which can assist employees and visitors access the site by public transport together with walking and cycling. Measures may include:
  - The preparation of a Travel Access Guide (TAG). Information regarding TAG's are available from the Roads and Traffic Authority on their website [www.rta.nsw.gov.au](http://www.rta.nsw.gov.au);

- The provision of secure bike storage and amenities; and
  - The introduction of flexible working arrangements, which can enable staff to avoid congested morning and afternoon peak periods.
4. Assessment of the potential impact of the vehicles trips generated by the subject site on the local road network with particular regard to impacts for adjacent key intersections;
  5. Compliance with minimum standards for pedestrian and cycle access. The publication entitled Planning Guidelines for Walking and Cycling (NSW Government, 2004) is a useful toolkit that can help identify necessary walking and cycling infrastructure; and
  6. Identification of measures to ensure that the frontages of the subject site allow safe pedestrian and cycle access during the entire demolition and construction period.

The consistency of the proposal with the proposed densities and building heights under the City of Sydney's Draft Comprehensive Local Environmental Plan (LEP) should also be demonstrated.

The Ministry requests an opportunity to comment on any planning agreement which has potential to secure funding for local and regional public transport infrastructure, particularly Strategic Bus Corridor No. 21 (Miranda to City). This strategic bus route is less than 400 metres from the subject site on Botany Road and should be highlighted in a transport access guide for the precinct.

I trust that these comments are of assistance and if you require further clarification please contact Mr. David Hartmann, Senior Transport Planner on 9268 2228 or [david.hartmann@transport.nsw.gov.au](mailto:david.hartmann@transport.nsw.gov.au).

Yours sincerely



Brendan Bruce  
**Director, Transport Planning**

TP08/03305



**RailCorp Property**  
GPO Box 47  
Sydney NSW 2001  
DX 390 SYDNEY  
Tel: (02) 9224 3930  
Fax: (02) 9224 3962  
Email: jim.tsirimiagos@railcorp.nsw.gov.au

22 July 2008  
Ms Megan Webb  
Environmental Planning Officer  
Major Development Assessment  
Department of Planning  
PO Box 39  
Sydney NSW

Dear Sir/ Madam

**Australian Red Cross Medical Research and Development Project,  
Alexandria– Sydney Local Government Area**

I refer to the Department of Planning's email dated 1 July 2008, regarding the preliminary environmental assessment submitted by the Australian Red Cross Blood Service for the development of a Medical Research facility at Alexandria.

RailCorp has reviewed the proposal and there are a number of key issues which should be addressed in the Environmental Assessment through the Director General's Requirements issued under Section 75F of the *Environmental Planning and Assessment Act 1979* (Act).

**Director General's Requirements**

**Geotechnical Report**

Section 4.4 of the Preliminary Environmental Assessment (PEA) makes reference to the SEPP (Infrastructure) 2007. RailCorp needs to be assured that the development has no adverse effects on the geotechnical and structural stability and integrity of RailCorp's facilities. The Applicant should submit a Geotechnical Report for review by RailCorp to ensure that the proposed development is structurally sound and will not jeopardise the structural integrity of the existing rail tunnel prior to any construction. This report should be done with reference to the attached Geotechnical Structural Engineering Brief.

**Noise and Vibration**

Section 6.11 of the PEA refers to the impact of noise and vibration on the development. These issues should be addressed early in the development process. An acoustic assessment is to be submitted to the Department of Planning prior to the issue of a construction certificate demonstrating how the proposed development will comply with RailCorp's Interim Guidelines for



Applicants in the consideration of rail noise and vibration from the adjacent rail corridor.

## Construction

Section 6.15 of the PEA states that a construction management plan is being prepared. This plan should consider the possibility of stray currents which can be associated with the rail corridor. Occasionally, these currents may stray from the tracks and into the ground. Depending on the type and condition of the ground, these may be passed to the nearest conductive material (concrete reinforcement, piling, conduits, pipework and earthing rods) accelerating corrosion of metals and leading to concrete cancer. Therefore, the Applicant should consider this possible impact, and engage an expert consultant when designing its buildings.

Please forward to RailCorp a copy of the Director-General's Environmental Assessment Requirements once finalised.

Thank you for providing RailCorp the opportunity to comment and please contact Jim Tsirimiagos, Manager Land Use and Planning on 9224 3928 or Peter Boyden, Project Coordinator City on 9224 2352 if you have any further enquires.

Yours sincerely,

Ivan Glavinic  
A/Executive Manager, Development  
RailCorp Property

Attached: Geotechnical Structural Engineering Brief



ID 08M937

The Director  
Urban Assessments  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

**Attention: Megan Webb**

**AUSTRALIAN RED CROSS BLOOD SERVICE NATIONAL PRINCIPAL SITE –  
17 O'RIORDAN STREET, ALEXANDRIA.**

Dear Megan,

I refer to your email of 1 July 2008 requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment requirements.

The RTA has reviewed the concept plan and requests the following issues to be included in the Environmental Assessment for the proposed development:

1. It is noted that the Metropolitan Strategy has designated City of Sydney as a Global City and a major focal point for world class business, tourism, cultural, health, education and entertainment activities. It is important that the development of the Australian Red Cross Blood Service National Principal Site takes this into consideration, and contributes to the achievement of transport objectives contained in this and other high-level NSW Government strategies.

These strategies include the NSW State Plan, Urban Transport Statement and the Sydney City Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new development with existing and improved transport services; and improving the efficiency of the road network.

By addressing both the supply of transport services and measures to manage demand for car use the EA report should demonstrate how users of the proposed mixed use development at the Australian Red Cross Blood Service National Principal Site will be able to make travel choices that support the achievement of relevant State Plan targets.

2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need for funding of upgrading or road improvement works (if required).



The key intersections to be examined / modelled include:

O'Riordan Street and Collins Street  
O'Riordan Street and Johnson Street  
O'Riordan Street and Reserve Street

3. Details of the proposed accesses and parking provisions associated with the proposed development, including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc). Plans at a scale of 1:250 showing the swept paths of articulated vehicles entering and exiting the site as well as manoeuvring through the site are to be provided.
4. Proposed number of car parking spaces and compliance with the appropriate parking codes.
5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
6. The RTA requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
8. The RTA will require in due course the provision of a traffic management plan for all demolition / construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

Further enquiries on this matter can be directed to Garry Kennedy on phone 8849 2029 or facsimile (02) 8849 2918.

Yours sincerely



Salih Suleiman  
Senior Land Use Planner  
Transport Planning, Sydney Region

22 July 2008

## Megan Webb - Australian Red Cross Medical Project Alexandria - Preliminary Environmental Assessment - Comments from the City of Sydney

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**From:** "Susanna Cheng" <scheng@cityofsydney.nsw.gov.au>  
**To:** <megan.webb@planning.nsw.gov.au>  
**Date:** 22/07/2008 16:31  
**Subject:** Australian Red Cross Medical Project Alexandria - Preliminary Environmental Assessment - Comments from the City of Sydney

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Dear Megan,

The following comments are provided after review of the "*Preliminary Environmental Assessment: Australian Red Cross Blood Service: National Principal Site 17 O'Riordan Street, Alexandria*":

\* Planning:

- The 2.4m setback at O'Riordan Street is in accordance with the Green Square Development Control Plan and acceptable. The area of the setback is required to be dedicated to Council under the DCP.
- Flood planning levels must be in accordance with the Green Square DCP Section 3.1.5.
- The assertion that there is an understanding that on-site detention is not required based on City of Sydney drainage engineers (p.27 of the Preliminary Environmental Assessment Report) must be backed up in writing; in any case, the flood management requirements must be in accordance with the Green Square DCP.
- The development must comply with the City of Sydney Access DCP and relevant standards.

\* Traffic:

- Driveways need to be set back from side boundaries by 1.0m minimum.
- 19m trucks are to use classified roads only, and not to use local roads. Note that streets in Beaconsfield generally have a 3 tonne limit.
- Vehicles must enter and exit the site in a forward direction. Swept paths of driveways need to demonstrate that a 19m truck can be accommodated.
- The combined driveway into the basement meets the relevant standards, based on 97 car spaces in the basement.

\* Urban Design:

- The minor non-compliance of 62.5% site coverage (rather than 60% maximum) is considered acceptable, provided the level of landscaping is increased. More dense landscaping would also provide a greater noise buffer to reduce the impacts of reversing trucks and associated beeping noises.

\* Trees

- The removal of any trees must be supported by an Arborist Report.
- Street trees must be protected during the course of development.

Thank you for giving the City of Sydney opportunity to comment.

Please contact me should you have any questions.

Regards,

**Susanna Cheng**  
**Specialist Planner**  
City of Sydney  
Tel: 9265 9848  
Fax: 9265 9518  
[www.cityofsydney.nsw.gov.au](http://www.cityofsydney.nsw.gov.au)  
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**From:** Megan Webb [<mailto:Megan.Webb@planning.nsw.gov.au>]  
**Sent:** Tuesday, 1 July 2008 1:18 PM  
**To:** Michael Soo