

Appendix A

Director-General's Requirements & Clause 6 Opinion



NSW GOVERNMENT
Department of Planning

Contact: Mary Gibbs
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Our ref: MP 08_0170

Mr Anthony Alliston
Senior Development Planner
ADW Johnson Pty Ltd (Hunter Region)
7/335 Hillsborough Rd
WARNERS BAY NSW 2282



5 September 2008

Dear Mr Alliston

**PROPOSED NEW BUILDING, NEWCASTLE PRIVATE HOSPITAL
DECLARATION OF MAJOR PROJECT (MP 08_0170)**

I am writing to inform you that on 25 August 2008 the Director-General of the Department of Planning, as delegate of the Minister for Planning, declared Healthscope Limited's proposal to be a Major Project under Part 3A of the *Environmental Planning and Assessment Act 1979*.

Please find attached a copy of the Record of Minister's opinion for your records. The project number for your proposal is MP 08_0170.

The Department is currently seeking input from relevant public authorities in the preparation of Director-General's Environmental Assessment Requirements (DGRs) for your proposal and will issue the DGRs shortly. These should be addressed in your Environmental Assessment (EA).

Please provide the Department with a Quantity Surveyor's assessment of the Capital Investment Value (CIV) for the proposal prior to submission of the EA. The CIV will be used as a basis for calculating the required project application fee, which should be paid to the Department prior to exhibition of the EA.

Please also complete and submit the attached Major Project Application Form prior to submission of the EA.

If you have any queries regarding the Department's assessment of this proposal, please contact Mary Gibbs on (02) 9228 6452 or mary.gibbs@planning.nsw.gov.au.

Yours sincerely

Michael File
Director, Strategic Assessments

Noted AA
Already sent to
West 15/9/08

**Record of Minister's opinion for the purposes of Clause 6(1) of the State
Environmental Planning Policy (Major Projects) 2005**

I, the Director-General, as delegate of the Minister for Planning under delegation executed on 26 February 2007, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 1 of the State Environmental Planning Policy (Major Projects) 2005 – namely Group 7, Clause 18, *Hospitals – Development that has a capital investment value of more than \$15 million for the purpose of providing professional health care services to people admitted as in-patients* – and is thus declared to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies for the purpose of section 75B of that Act.

Schedule

A proposal for land remediation and construction of a new hospital building adjacent to Newcastle Private Hospital (Lot 132 DP 1053492), generally as described in correspondence to the Department from ADW Johnson Pty Ltd on behalf of the proponent (Healthscope Limited) on 11 August 2008.


Sam Haddad
Director-General

Date: 25/8/2008.



NSW GOVERNMENT
Department of Planning

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Dear Mr Alliston

**PROPOSED NEW BUILDING, NEWCASTLE PRIVATE HOSPITAL
DIRECTOR-GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (MP 08_0170)**

In response to your request on behalf of Healthscope Limited, please find attached Director-General's Environmental Assessment Requirements for the proposed new building for Newcastle Private Hospital pursuant to Section 75F (2) of the *Environmental Planning and Assessment Act 1979* (the Act). They have been prepared in accordance with the Act after considering relevant guidelines. As previously advised, this project was declared a Major Project under Part 3A of Act by the Minister for Planning on 25 August 2008.

The Director-General's Requirements have been based on information provided with your application. Section 75F (3) of the Act permits subsequent modification of the Director-General's Requirements to address unidentified environmental impacts. If these powers are used, you will be formally notified of any changes.

The Director-General's Requirements require that Healthscope Limited, or someone acting on its behalf, prepare an Environmental Assessment (EA) for the project. Before lodging the EA, I recommend you consult with the Department to confirm the fees applicable. Owner's consent also needs to be provided with the EA.

After you lodge the EA, consideration will be given to whether it adequately addresses the Director-General's Requirements. You will then be advised of the acceptance and the anticipated dates for public consultation of the EA, and the fees confirmed.

You should keep the contact officer for this project informed of the preparation of the EA for the Project and, where relevant, any emerging issues. The officer, Mary Gibbs is available during business hours on Mondays, Wednesdays and Fridays on 9228 6452 or via email at mary.gibbs@planning.nsw.gov.au. Alternatively, contact Simon Bennett on 9228 6573.

Yours sincerely

Jason Perica
Executive Director
Strategic Sites and Urban Renewal

29/9/08

Part 3A – Project Application

Director-General's Environmental Assessment Requirements

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

Application No.	MP 08_0170
Project	New building for Newcastle Private Hospital
Site	2 Lookout Road, New Lambton Heights (Lot 132 DP 1053492)
Proponent	Healthscope Limited
CIV	\$40 million
Date of Issue	29 September 2008
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 relation to 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. • Measures to reduce visual impact of car parking structure including architectural treatments and opportunities for landscaping on the car park roof.

Part 3A – Project Application

Director-General's Environmental Assessment Requirements

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

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 local heritage items identified in Newcastle LEP 2003, including the impact of the car park on Croudace House, its gardens and district views to Stockton.

Transport and Accessibility

- Provide a traffic and transport study that addresses the following:
 - Surrounding context and how the proposal fits within the overall hospital campus in terms of transport and traffic management;
 - Estimated vehicular traffic generation from the proposed development and the cumulative impact of this with any other known development proposals in the area;
 - Existing public transport services in the site, together with other transport services offered by the hospital;
 - Measures to encourage mode shift to public transport and reduce reliance on 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
 - 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 road and access arrangements including entry points, drop off points, traffic management and hierarchy.
- Off street car parking provision and management measures for on street parking.
- Service delivery requirements.
- Emergency evacuation and public access.

Bushfire

- Compliance with NSW Rural Fire Service's Planning for Bush Fire Protection 2006, with particular regard to ensuring Special Fire Protection purpose developments are located away from the bushland interface.
- Identify any vegetation types and describe ownership and ongoing management of any proposed Asset Protection Zones.

Drainage, Stormwater and Groundwater Management

- Drainage, stormwater and groundwater management issues, including impact on riparian areas, topography, on site stormwater detention, water sensitive urban design measures and drainage infrastructure.
- Any potential flooding risk.
- Impact of climate change on predicted flood levels.

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.

Part 3A – Project Application

Director-General's Environmental Assessment Requirements

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

	Construction Impacts - Noise and vibration. - Dust and erosion control. - Stormwater management. - Waste management. - Cut and fill and retaining structures. - Traffic and pedestrian access management - Car parking for construction workers. Operational impacts - Noise generated from plant and equipment. - Waste management including biomedical, infectious or toxic wastes, storage of any chemicals or hazardous materials. - Site security, including lighting. - Emergency and evacuation procedures. - Fire safety. - 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: - Newcastle City Council; - NSW Roads and Traffic Authority; - NSW Ministry of Transport; - NSW Rural Fire Service; and - NSW Health.
Deemed refusal period	60 days (see Clause 8E of the Environmental Planning & 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 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.
Documents to be submitted	Ten (10) hard copies of the EA with plans to be to scale and A3 in size Ten (5) copies of the Environmental Assessment and plans on CD-ROM (in PDF – please ensure all files are less than 2Mb in size). <i>Precise number of required copies to be confirmed prior to public exhibition.</i>