

Part 3A – Project Application

Director-General's Requirements

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

Application No.	MP 08_0227
Project	Redevelopment of Hornsby Ku-ring-gai Hospital Mental Health Facility
Site	Hornsby Ku-ring-gai Hospital, Palmerston Road, Hornsby
Proponent	NSW Health
CIV	\$36 million
Date of Issue	23 December 2010
Date of expiration	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	<p>The Environmental Assessment must include:</p> <ol style="list-style-type: none"> (1) An executive summary. (2) A description of the proposal including: <ul style="list-style-type: none"> - 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: <ol style="list-style-type: none"> (a) all relevant State Environmental Planning Policies; and (b) applicable local planning instruments and relevant legislation and policies. (4) A draft Statement of Commitments, outlining commitments to the project's management, provision of infrastructure, mitigation and monitoring measures with a clear identification of who is responsible for these measures. (5) A conclusion justifying the project, taking into consideration the environmental and construction impacts of the proposal, mitigation measures to address these impacts, the cumulative impacts of the proposal, the 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 in the Environmental Assessment is neither false nor misleading.
Key Assessment Requirements	<p>The Environmental Assessment must address the following key issues:</p> <p>Urban Form and Design</p> <ul style="list-style-type: none"> • Urban design, height, density, bulk and scale of the development and relation to the surrounding development, landscape and topography; • Floor space calculations; • Site analysis and architectural plans; • External materials and finishes, including a sample board; • Photomontages and view analysis; and • Details of proposed areas of landscaping and open space. <p>Amenity Impacts on Neighbouring Properties</p> <ul style="list-style-type: none"> • Address the visual impact, privacy and overshadowing of the development on adjoining properties, with particular regard to any sensitive uses. <p>Transport, Traffic & Access</p> <ul style="list-style-type: none"> • Provide a Transport and Accessibility report that takes into consideration the objectives of the North Subregional Strategy and addresses the following: <ul style="list-style-type: none"> ▫ Surrounding context and how proposal responds to transport and traffic management; ▫ Measures to encourage mode shift to public transport and reduce reliance on

	<p>on-site car parking;</p> <ul style="list-style-type: none"> ▫ Identify existing public transport services in the site, together with other transport services offered by the hospital; ▫ Detail 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; ▫ Identify Travel Demand Management (TDM) measures that will optimise the opportunity provided by the project site's proximity to public transport; <ul style="list-style-type: none"> • 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; • Service delivery; • Proposed emergency evacuation and public access. <p>Impacts on Adjoining Heritage Item</p> <ul style="list-style-type: none"> • An assessment should be provided detailing the impacts of the proposal on adjoining heritage items including the Cottage Chapel. Impacts should be minimised and mitigated where appropriate. <p>Construction Impacts</p> <ul style="list-style-type: none"> • 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. <p>Operational impacts</p> <ul style="list-style-type: none"> • Address noise generated from plant and equipment; • Waste management including biomedical, infectious or toxic wastes, storage of any chemicals / hazardous materials; • Site security; • Emergency and evacuation procedures; • Fire safety; • Lighting; • Signage. <p>ESD measures</p> <ul style="list-style-type: none"> • Address proposed ESD measures including thermal massing, water sensitive urban design measures, energy efficiency, recycling and waste disposal. <p>Services</p> <ul style="list-style-type: none"> • Address capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.
<p>Consultation Requirements</p>	<p>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:</p> <p>Agencies, other authorities and groups:</p> <ul style="list-style-type: none"> • Hornsby Shire Council; • Ministry of Transport; • NSW Roads and Traffic Authority; and • all utility providers.
<p>Test of Adequacy</p>	<p>If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-</p>

	<p>General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent.</p> <p>The Director-General may modify these requirements by further notice to the proponent.</p>
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	<p>Once the draft EA has been submitted and determined to be adequate by the Department the applicant should submit:</p> <ul style="list-style-type: none"> • 10 hard copies of the environmental assessment report & 10 sets of the architectural plans; and • 10 copies of the environmental assessment report and plans on CD-ROM (in PDF format with one PDF file per report or section of the EA in a sequential order – please ensure each file is less than 2Mb in size).