

**Part 3A – Project Application**  
**Director-General's Requirements**  
**Section 75F of the Environmental Planning and Assessment Act 1979**

<b>Application No.</b>	MP 08_0250
<b>Project</b>	Construction of the a new medical research and development facility
<b>Site</b>	2 Lookout Road, New Lambton Heights
<b>Proponent</b>	Hunter Medical Research Institute
<b>CIV</b>	\$65 Million
<b>Date of Issue</b>	29/1/09
<b>Date of expiration</b>	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.
<b>General Requirements</b>	<p>The Environmental Assessment must include:</p> <ol style="list-style-type: none"> <li>(1) An executive summary.</li> <li>(2) A description of the proposal including: <ul style="list-style-type: none"> <li>- description of the site including cadastre and title details;</li> <li>- a thorough site analysis and description of the existing environment;</li> <li>- suitability of the site for the proposed development;</li> <li>- likely environmental impacts;</li> <li>- design, construction, operation, maintenance, rehabilitation and staging as applicable; and</li> <li>- 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.</li> </ul> </li> <li>(3) A consideration of the following with any variations to be justified: <ol style="list-style-type: none"> <li>(a) all relevant State Environmental Planning Policies; and</li> <li>(b) applicable local planning instruments and relevant legislation and policies.</li> </ol> </li> <li>(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.</li> <li>(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.</li> <li>(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.</li> </ol>
<b>Key Assessment Requirements</b>	<p>The Environmental Assessment must address the following key issues:</p> <p><b>Built Form and Design</b></p> <ul style="list-style-type: none"> <li>• Urban design, height, density, bulk and scale of the development and relation to the surrounding development, landscape and topography;</li> <li>• Floor space calculations;</li> <li>• Site analysis and architectural plans, elevations and sections;</li> <li>• External materials and finishes, including a sample board;</li> <li>• Photomontages and view analysis; and</li> <li>• Details of proposed areas of landscaping and open space.</li> </ul> <p><b>Transport, Traffic &amp; Access</b></p> <ul style="list-style-type: none"> <li>• Provide a traffic and transport study that addresses the following: <ul style="list-style-type: none"> <li>• Surrounding context and how the proposal fits within the overall hospital campus in terms of transport and traffic management, including the cumulative affects of future development in other parts of the site;</li> <li>• Estimated vehicular traffic generation from the proposed development and the cumulative impact of this with any other known development proposals in the area;</li> </ul> </li> </ul>

- Any existing public transport services in the site, together with any 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;
- Service delivery requirements;
- Emergency evacuation and public access;
- Traffic management during construction including car parking requirements for construction workers; and
- Car parking provisions for the development taking into consideration future developments proposed for the site.

#### **Impacts on Adjoining Heritage Item**

- Impacts of the proposal on local heritage items identified in Newcastle LEP 2003.

#### **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.

#### **Biodiversity**

- Assess and address any impacts of the development on endangered or vulnerable species and / or habitat, including potential indirect impacts such as water quality, and the management of these.

#### **Drainage, Stormwater and Groundwater Management**

- Construction and operational drainage, stormwater and groundwater management issues, including impact on riparian areas, topography, on site stormwater detention, overland flow paths and drainage infrastructure.

#### **Geotechnical and Contamination**

- Suitability of the site for the proposal with regard to slope stability, erosion hazard, proposed earthworks and retention methods.

#### **Construction Impacts**

- 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**

- 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.

#### **ESD measures**

- Address proposed ESD measures including water reuse and demand management, energy efficiency, recycling and waste disposal.

	<p><b>Services</b></p> <ul style="list-style-type: none"> <li>• Address capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.</li> </ul>
<b>Consultation Requirements</b>	<p>Written evidence shall be submitted to demonstrate that an appropriate level of consultation with the relevant Local or State government authorities, service providers, community groups and other stakeholders has been undertaken. In particular, you should consult with:</p> <p><b>Agencies, other authorities and groups:</b></p> <ul style="list-style-type: none"> <li>• Newcastle City Council;</li> <li>• Rural Fire Service;</li> <li>• NSW Roads and Traffic Authority;</li> <li>• Mine Subsidence Board; and</li> <li>• all utility providers.</li> </ul>
<b>Deemed refusal period</b>	60 days (see Clause 8E of the Environmental planning and Assessment Regulation)
<b>Application Fee Information</b>	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 <b>Quantity Surveyor's</b> report for the project.
<b>Landowners Consent</b>	Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> .
<b>Documents to be submitted</b>	<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"> <li>• 10 hard copies of the environmental assessment report with plans to be to scale and A3 in size; and</li> <li>• 5 copies of the environmental assessment report and plans on CD-ROM (in PDF format with one <b>PDF file per report</b> of the EA in a sequential order – please ensure each file is less than 5Mb in size).</li> </ul>