



NSW GOVERNMENT  
**Department of Planning**

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Our ref: MP 08\_0192

Mr Robert Rust  
Chief Executive  
Health Infrastructure  
PO Box 1770  
**CHATSWOOD NSW 2057**

Dear Mr Rust,

**Penrith Health Campus redevelopment – Concept Plan  
Director General's Requirements**

I refer to your request for Director General's requirements for the Project made on 5 September 2008.

You are advised that on 30 October 2008, pursuant to Clause 6 of the *State Environmental Planning Policy (Major Projects) 2005*, the Minister for Planning formed the opinion that the proposed Penrith Health Campus redevelopment meets the criteria in Schedule 1, Group 7, Clause 18 of the Major Projects SEPP, and authorised the submission of a Concept Plan.

The Director General's Requirements (DGRs) for the proposal are attached with this letter, 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.

The DGRs 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 changes to the Director General's Requirements.

The Director General's Requirements require that you, or someone acting on your behalf, prepare an Environmental Assessment (EA) for the project. Before you lodge 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 apprised of the preparation of the EA for the Project and, where relevant, any emerging issues. The officer, Michelle Cramsie is available during business hours on 02 9228 6534 or via return email to [michelle.cramsie@planning.nsw.gov.au](mailto:michelle.cramsie@planning.nsw.gov.au)

Yours sincerely

Jason Perica  
Executive Director  
Strategic Sites and Urban Renewal

27/11/08

# Part 3A – Project Application

## Director-General's Requirements

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

<b>Application No.</b>	MP 08_0192
<b>Project</b>	<b>Concept Plan – Penrith Health Campus</b> The proponent is seeking concept plan approval for the redevelopment of the Penrith Health Campus, Kingswood.
<b>Site</b>	Derby Street, Kingswood (Lot 1 DP 1114090)
<b>Proponent</b>	Health Infrastructure
<b>CIV</b>	\$83.5 million
<b>Date of Issue</b>	27/11/08
<b>Date of Expiry</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 comprising: <ul style="list-style-type: none"> <li>• description of the site including cadastre and title details;</li> <li>• detailed site analysis and description of the existing environment</li> <li>• description of the overall concept, its likely components and any staging;</li> <li>• project objectives and need;</li> <li>• suitability of the site for the proposed development</li> <li>• likely environmental impacts</li> <li>• consideration of alternatives or options for the proposal.</li> </ul> </li> <li>(3) A consideration of the following with any variations to be justified: <ul style="list-style-type: none"> <li>• All relevant State Environmental Planning Policies</li> <li>• Applicable local planning instruments and relevant legislation and policies</li> <li>• A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.</li> </ul> </li> <li>(4) 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.</li> </ol>
<b>Key Assessment Requirements</b>	<p>The Environmental Assessment must address the following key issues:</p> <p><b>Built Form/Urban Design</b></p> <ul style="list-style-type: none"> <li>• Indicative plans to detail the urban design, building envelopes, height planes, density, bulk and scale (GFA) to incorporate future development proposals, and the relationship to the surrounding development, topography, and streetscape.</li> <li>• Relationship of the development to the whole Penrith Health Campus site</li> <li>• View analysis, including artist's perspective and photomontages.</li> <li>• Details of proposed open space and landscaped areas.</li> </ul> <p><b>Transport and Accessibility</b></p> <ul style="list-style-type: none"> <li>• A Traffic Study in accordance with the Roads and Traffic Authority's <i>Guide to Traffic Generating Development</i>, with particular regard to: <ul style="list-style-type: none"> <li>◦ Existing road capacity, traffic conditions, expected impacts and any upgrade requirements;</li> <li>◦ Internal road layout and access arrangements;</li> <li>◦ Car parking arrangement for staff and visitors;</li> <li>◦ Delivery, servicing and loading arrangements; and</li> <li>◦ Pedestrian and bicycle linkages within the site and wider hospital area.</li> </ul> </li> <li>• identify existing public transport and other transport services offered by the hospital, and adequacy to meet future demand;</li> </ul>

	<ul style="list-style-type: none"> <li>• identify Travel Demand Management measures that will optimise the opportunity provided by the hospitals proximity to public transport;</li> <li>• demonstrate a minimalist approach to car parking based on the accessibility of the hospital to public transport and other modes of transport;</li> </ul> <p><b>Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>• Demonstrate how future development on the site will satisfy ESD principles including the use of water sensitive urban design measures and energy efficiency.</li> </ul> <p><b>Heritage</b></p> <ul style="list-style-type: none"> <li>• Detail any potential Aboriginal and European archaeological heritage on the site, and how it would be considered, preserved and recognised appropriately.</li> </ul> <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>• Address the existing capacity and requirements of the development for the provision of utilities including staging of any infrastructure works.</li> </ul> <p><b>Drainage, Stormwater and Groundwater Management</b></p> <ul style="list-style-type: none"> <li>• Concept stormwater design to address any drainage, stormwater and groundwater management issues likely to result from development on the site including on site stormwater detention, water sensitive urban design and drainage infrastructure.</li> </ul> <p><b>Draft Statement of Commitments</b></p> <ul style="list-style-type: none"> <li>• Proposed mitigation and management of residual impacts.</li> <li>• A Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.</li> </ul>
<b>Test of Adequacy</b>	<p>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.</p> <p>The Director-General may modify these requirements by further notice to the proponent.</p>
<b>Consultation Requirements</b>	<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, existing staff at Nepean Health Campus, community groups and other stakeholders.</p> <p>In addition the EA is to include written evidence of consultation with the following:</p> <p><b>Agencies, other authorities and groups:</b></p> <ul style="list-style-type: none"> <li>• Penrith City Council</li> <li>• NSW Roads and Traffic Authority</li> <li>• NSW Ministry of Transport</li> <li>• All relevant utility providers</li> </ul>
<b>Deemed Refusal Period</b>	<p>60 days (see Clause 8E of the <i>Environmental Planning and Assessment Regulation 2000</i>)</p>
<b>Application Fee Information</b>	<p>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.</p>
<b>Landowners Consent</b>	<p>Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.</p>

<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 with plans to be to scale and A3 in size</li><li>• 10 copies of the environmental assessment report and plans on CD-ROM (in PDF – please ensure all files are less than 5Mb in size).</li></ul>
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