



Planning



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Ms Stephanie Ballango
JBA Urban Planning Consultants Pty Ltd
Level 7, 77 Berry St
NORTH SYDNEY NSW 2060

Our ref: 09/00007
Your ref:

Dear Ms Ballango

Subject: Revised Director-General's Requirements for the SAN Medical Facility Project, Hornsby (MP09_0199)

I refer to your letter dated 13 April 2010 regarding the Director-General's requirements (DGR's) for the SAN Medical facility at Hornsby MP09_0199.

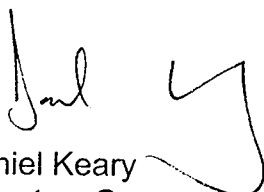
I have considered your request to remove the Director-General's requirement for a quantitative assessment of Scope 1 and 2 Greenhouse Gas emissions. I agree that while some DGR's do not specifically require a quantitative greenhouse gas assessment, several project applications for medical related facilities have provided this information.

I have revised the DGR's to remove the Greenhouse Gas requirement and instead included a more detailed requirement under Ecologically Sustainable Development (ESD), consistent with other recently issued DGR's. The revised DGR's for the project are attached.

Notwithstanding the above, the Department considers that information relating to potential greenhouse gas emissions, if provided in the Environmental Assessment, would be beneficial to the Department's assessment of the proposal against the principles of ESD.

Should you have any further questions or concerns regarding this issue, please contact Toby Philp on 9228 6343 or Toby.Philp@planning.nsw.gov.au.

Yours sincerely



22/4/10

Daniel Keary
Director, Government Land and Social Projects
As delegate of the Director-General

Director-General's Requirements

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

Application No.	09_0199
Project	The SAN Medical Facility Project, which includes demolition of the existing buildings and construction and operation of a medical facility, and associated activities at 1A Northcote Road, Hornsby.
Site	1A Northcote Road, Hornsby: Lots 391 & 392 DP 816195 and Lot 38 DP 7033.
Proponent	Sydney Adventist Hospital Hornsby
Date of Issue	22 April 2010
Date of Expiry	2 years from the date issued (above). If the Environmental Assessment is not exhibited within this timeframe, the Proponent must consult further with the Director-General in relation to the preparation of the Environmental Assessment.
Key Issues	<p>The Environmental Assessment must address the following key issues:</p> <p>1. Relevant Environmental Planning Instruments, Policies and Guidelines to be addressed</p> <p>The EA must:</p> <ul style="list-style-type: none"> • Describe the planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> - Objects of the EP&A Act; - <i>SEPP (Major Development) 2005</i>; - <i>SEPP (Infrastructure) 2007</i>; - <i>SEPP 55 - Remediation of Land</i>; - NSW State Plan; - Sydney Metropolitan Strategy and draft North Subregional Strategy. • Consider the applicable Hornsby Shire Council Instruments and policies. • Address the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines (including the <i>Hornsby Shire Council Medical Support Development Control Plan</i> and any other relevant Hornsby Shire Council DCP/s) and provide justification for any non-compliance. <p>2. Built Form</p> <p>The EA shall address the height, bulk and scale of the proposed development within the context of the locality. Detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the buildings achieve optimal design and amenity outcomes.</p> <p>3. Urban Design/Public Domain</p> <p>The EA shall address the design quality of buildings with specific consideration of the façade, massing, setbacks, articulation, materials/finishes & colours palette.</p> <p>The EA shall also address landscaping, safety by design and public domain, including an assessment against the Crime Prevention Through Environmental Design Principles.</p> <p>4. Amenity Impacts on Neighbouring Properties</p> <p>The EA must the address the visual impact, privacy and overshadowing of the development on adjoining properties, with particular regard to any sensitive uses.</p> <p>The EA shall provide the following documents:</p> <ul style="list-style-type: none"> • View analysis to and from the site from key vantage points; and

- Options for the siting and layout of building envelopes having regard to views from adjoining buildings, adequacy of separation between buildings on the site, impacts on the development potential of adjoining properties, solar access to surrounding properties and wind.

5. Ecologically Sustainable Development (ESD)

The EA shall:

- detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development;
- include a description of the measures that would be implemented to minimise consumption of resources, water and energy; and
- demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably qualified rating scheme.

6. Transport & Accessibility Impacts (Construction and Operational)

The EA shall address the following matters:

- Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's *Guide to Traffic Generating Developments* and making reference to the *NSW Planning Guidelines for Walking and Cycling*, considering the following issues:
 - Traffic generation including daily and peak traffic movements likely to be generated by the project; the impact on the safety and capacity of the surrounding road network and nearby intersections; and the need and provision of upgrade, road improvement works, or funding (if required).
 - Car parking and access arrangements, including number of spaces and compliance with the relevant parking codes and how this will minimise on-street parking (note: the Department supports reduced parking provision, if adequate public transport is available to access the site).
 - Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan;
 - Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
 - Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access;
 - Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and
 - Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling).

7. Soil and Water

The EA shall include:

- A site water balance for the project, including a description of the measures that would be implemented to minimise the use of potable water.
- Detailed plans of the proposed erosion and sediment controls during construction and stormwater infrastructure during operations.
- Consideration of the potential for flooding (with consideration of climate change), contamination, acid sulphate soil and salinity impacts.
- An assessment of the feasibility of installing infrastructure for rainwater collection.

8. Noise

The EA shall include a quantitative assessment of the potential construction, operational and traffic noise impacts of the project.

9. Developer Contributions and/or Planning Agreements

The EA shall review the project against the relevant contributions plans, and outline

	<p>what contributions would be made towards the provision of local infrastructure and services.</p> <p>10. Waste The EA shall identify, classify and quantify the likely waste streams of the project during construction and operation, and describe what measures would be implemented to minimise, reuse, recycle and dispose of this waste.</p> <p>11. Heritage The EA shall consider any potential impacts on heritage.</p> <p>12. Flora and Fauna The EA shall consider the potential impacts on flora and fauna.</p> <p>13. Hazards The EA shall consider the hazard risks from the storage and use of hazardous materials.</p>
References	The Environmental Assessment must take into account relevant State government technical and policy guidelines.
Consultation	<p>During the preparation of the Environmental Assessment, you should consult with the relevant local, State and Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Hornsby Shire Council; • NSW Health; • Roads and Traffic Authority; • The Ministry for Transport; and • Relevant service providers for energy, gas and water etc. <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
Deemed Refusal Period	60 days
<i>Application Fee Information</i>	The application fee is based on Capital Investment Value of the project as defined in the <i>SEPP Major Development 2005</i> 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.

Plans and Documents to accompany the Application

<p>General</p>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary. 2. A detailed description of the project, including: <ul style="list-style-type: none"> - a description of the site including cadastre and title details; - a thorough site analysis and description of the existing environment and approved operations/facilities; - suitability of the site for the project; - likely environmental impacts; - design, construction, operation, maintenance, rehabilitation and staging, as applicable; - the alternatives considered; and - justification for the project taking into consideration the environmental impacts of the project, the suitability of the site and whether or not the project is in the public interest. 3. A risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment and a detailed assessment of these key issues, which includes: <ul style="list-style-type: none"> - a description of the existing environment, using sufficient baseline data; - an assessment of the potential impacts of all stages of the project, including any cumulative impacts, taking into consideration any relevant laws, policies, plans, guidelines and statutory provisions; and - a description of the measures that would be implemented to avoid, minimise, and if necessary, offset the potential impacts of the project. 4. Consideration of the following with any variations to be justified: <ul style="list-style-type: none"> - all relevant State Environmental Planning Policies; - applicable local planning instruments and relevant legislation and policies. 5. A 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. 6. A conclusion justifying the project, 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. 7. 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.
<p>Plans and Documents</p>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space, and • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context aerial photograph and plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • the site and project footprint;

	<ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, medical, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. <p>4. Architectural drawings at an appropriate scale illustrating:</p> <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; and • any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. Stormwater Concept Plan - illustrating the concept for stormwater management.</p> <p>6. Landscape/Public Domain Concept plan - illustrating treatment of open space/public domain areas, screen planting along common boundaries and tree protection measures both on and off the site.</p> <p>7. Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.</p> <p>8. View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas.</p>
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 11 hard copies of the EA (once the EA has been determined adequate); • 10 sets of architectural and landscape plans to scale, including two (2) sets at A3 size; and • 8 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. <p><i>Precise number of required copies to be confirmed prior to public exhibition.</i></p>

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

I, the Deputy Director General, Development Assessment and Systems Performance, as delegate of the Minister for Planning under delegation executed on 4 March 2009, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 2 of the State Environmental Planning Policy (Major Development) 2005 – Schedule 1, Group 7, Clause 18 – Hospitals 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

SAN Medical Facility, Hornsby

A proposal by the Sydney Adventist Hospital to develop a medical facility at 1A Northcote Road, Hornsby.

A handwritten signature in black ink, appearing to read "Richard Pearson".

Richard Pearson
Deputy Director General
Development Assessment and Systems Performance

Date:

5/11/09