

Director-General's Requirements

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

Application number	MP 10_0055
Project	Ingham Health Research Project, Liverpool Hospital Redevelopment
Location	Corner of Campbell and Forbes Street, Liverpool - Lot 3 DP 596 770
Proponent	Ingham Health Research Institute
Date issued	15 April 2010
Expiry date	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 (Core)	The Environmental Assessment (EA) must address the following key issues: 1. Relevant Environmental Planning Instrument's, Policies and Guidelines, including: - the planning provisions applying to the site, including permissibility and the provisions of all plans and policies including an assessment against: - the Concept Plan (MP06_0116); - objects of the <i>Environmental Planning and Assessment Act 1979</i>; - relevant State Environmental Planning Policies, including (<i>State Environmental Planning Policy (Major Development) 2005</i>, <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i>, <i>State Environmental Planning Policy No. 55 – Remediation of Land</i> and <i>State Environmental Planning Policy (Infrastructure) 2007</i>; and - the nature, extent and justification for any inconsistencies or non-compliance with: - the Concept Plan (MP06_0116); and - relevant environmental planning instruments, plans and guidelines, including the <i>Liverpool Development Control Plan 2008</i>. 2. Built Form and Urban Design, including: - consideration of the height, bulk and scale of the proposed development within the context of the locality; and - a detailed description of the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain. 3. Environmental Amenity, including: - consideration of the impacts of the project on solar access, acoustic privacy, visual privacy, view loss and wind impacts on surrounding development; and - details of the measures to be implemented to achieve a high level of environmental amenity. 4. Ecologically Sustainable Development (ESD), including: - a detailed description of how the development will incorporate ESD principles in the design, construction and ongoing operational phases of the development; - a description of the measures that would be implemented to minimise consumption of resources, water and energy; and - an assessment against a suitably accredited rating scheme to meet industry best practice. 5. Transport and Accessibility, including: - a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's Guide to

Traffic Generating Developments and making reference to the Metropolitan Transport Plan – Connecting the City of Cities, NSW Planning Guidelines for Walking and Cycling and the Integrating Land Use and Transport policy package, considering the following issues:

- sustainable transport:
 - 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;
 - describe the measures to be implemented 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; and
 - provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling);
- traffic:
 - an estimate of the trips generated by the proposed development and 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).

6. Car Parking, Access and Loading Dock arrangements, including:

- minimal levels of on-site car parking for the proposed development having regard to the high public transport accessibility of the site, local planning controls and RTA guidelines (note: the Department supports reduced parking provision, if adequate public transport is available to access the site).

7. Soil and Water, including:

- detailed plans of the proposed erosion and sediment controls during demolition and construction and stormwater infrastructure during operations, incorporating Water Sensitive Urban Design measures;
- a detailed Acid Sulfate Soils Management Plan;
- consideration of the potential for flooding (with consideration of climate change), contamination,, salinity and groundwater impacts; and
- an assessment of the feasibility of installing infrastructure for rainwater collection and reuse.

8. Noise and Vibration, including:

- a quantitative assessment of the potential demolition, construction, operation and traffic noise impacts of the project.

9. Hazards, including:

- a description of the proposed storage, use and management of any hazardous materials.

10. Heritage, including:

- consideration of any potential impacts on:
 - Aboriginal Heritage; and
 - heritage items listed in State and/or local legislation.

11. Flora and Fauna, including:

- consideration of potential impacts on any flora and fauna.

	12. Waste, including: • identify, quantify and classify the likely waste streams to be generated during demolition, construction and operation; • describe the measures to be implemented to minimise, reuse, recycle and safely dispose of this waste; and • describe the measures to be implemented to manage the disposal of hazardous and/or contaminated waste. 13. Services, including: • the capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure that will service the project. 14. Planning agreements and/or Development Contributions, including: • details of any existing planning agreements relevant to the project; • a review of the project against the relevant contributions plans and any existing planning agreements relevant to the project; and • the likely scope of any planning agreement and/or developer contributions to be made. 15. Operational Management, including: • management of: - noise from plant and equipment; - radiation, chemical and biological hazards; - waste; - emergency and evacuation procedures; - fire; and - lighting and signage.
Consultation	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. The consultation process and the issues raised must be described in the Environmental Assessment.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

<u>General</u>	The Environmental Assessment (EA) must include: 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP; and 9. A conclusion justifying 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.
<u>Plans and Documents</u>	The following plans, architectural drawings, diagrams and relevant documentation shall be submitted: 1. An existing site survey plan drawn at an appropriate scale illustrating: • 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 plan drawn at an appropriate scale should be submitted indicating: • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: • 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.

	5. Other plans: • Stormwater Concept Plan - illustrating the concept for stormwater management; • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • 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; • Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site; and • 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.
<u>Documents to be submitted</u>	• 1 copy of the EA, plans and documentation for the Test of Adequacy; • 10 hard copies of the EA (once the EA has been determined adequate); • 10 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), individual plans and documents must not exceeding 5Mb in size.