



Planning

27 July 2010

Contact: Peter McManus
Phone: 02 9228 6316
Fax: 02 9228 6399
Email: peter.mcmanus@planning.nsw.gov.au

Ms Amanda Harvey
Principle Planner
JBA Urban Planning Consultants Pty Ltd
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Our ref: MP10_0091
Your ref: 10298

Dear Ms Harvey

Director General's Requirements for the Sydney Southwest Private Hospital at 24-40 Bigge Street Liverpool (MP10_0091)

Thankyou for your request for Director General's environmental assessment requirements (DGRs) for the above project.

The DGRs were prepared from the information provided within your application and in consultation with relevant government agencies, including Liverpool City Council, Roads and Traffic Authority, NSW Transport Infrastructure, Sydney Water, Department of Environment, Climate Change and Water and Sydney Southwest Area Health Service.

Under section 75F(3) of the Environmental Planning and Assessment Act, the Director General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGRs. If the Director General considers that the Environmental Assessment does not adequately address the DGRs, the Director General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, a copy of Liverpool City Council's, NSW Transport Infrastructure's, Road and Traffic Authority's, Department of Environment, Climate Change & Water's and Sydney Water's submissions addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Peter McManus on 02 9228 6316 or via e-mail at peter.mcmanus@planning.nsw.gov.au.

Yours sincerely

Daniel Cavallo
**A/Director Government Land and Social Projects
(as delegate for the Director General)**

Director-General's Requirements

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

Application number	MP10_0091
Project	Sydney Southwest Private Hospital
Location	24-40 Bigge Street, Liverpool
Proponent	Healthscope and Kordan Pty Ltd
Date issued	27 July 2010
Expiry date	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.
Key issues (Core)	The Environmental Assessment (EA) must address the following key issues: 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: • Objects of the EP&A Act; • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy No.33 – Hazardous and Offensive Development; • State Environmental Planning Policy (Infrastructure) 2007; • NSW State Plan; • Sydney Metropolitan Strategy 'City of Cities'; • Draft South West Subregional Strategy; • Liverpool Local Environmental Plan 2008; • Liverpool Development Control Plan 2008 and any other relevant DCPs; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form and Urban Design • Height, bulk and scale of the proposed development within the context of the Sydney Southwest Private Hospital and adjoining medical and residential developments, specifically regarding the treatment and interface of the proposed development with adjoining sites, in particular the residential flat building at No.25-27 Goulburn Street, adjacent to the east. • The design shall also give consideration to the current and potential developments on adjacent sites, particularly in relation to building setbacks and designs within the R4 – High Density Residential zone; • 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; • Integration of the proposed design and scale of the extension with the existing Sydney Southwest Private Hospital building; • Design quality with specific consideration of the façade, massing, setbacks, building articulation, appropriate colours/materials/finishes, landscaping, public domain, including an assessment against the Crime Prevention Through Environmental Design Principles; • View analysis of the proposed development, including the provision of photomontages and perspectives of key elements and views of the development from key locations; and

3. Environmental and Residential Amenity

- Impacts of the proposal on solar access, acoustic privacy, visual privacy, view loss and wind impacts on surrounding development, with specific regard to the residential flat building at No.25-27 Goulburn Street, adjacent to the east;
- Details of the measures to be implemented to achieve a high level of environmental and residential amenity.

4. Transport and Accessibility Impacts (Construction and Operational)

- Provide a Transport & Accessibility Study prepared with reference to the Metropolitan Transport Plan – Connecting the City of Cities, the NSW State Plan, the NSW Planning Guidelines for Walking and Cycling, the Integrated Land Use and Transport policy package, the NSW Bike Plan and the RTA's Guide to Traffic Generating Development, considering the following:
 - 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 potential traffic impacts during the construction stage of the project, and measures to mitigate these impacts;
 - The implications of the proposed development on non-car travel modes (including public transport use, walking and cycling) and the provision of facilities to increase the non-car mode share for travel to and from the subject site. This will entail an assessment of the accessibility of the development site by public transport;
 - 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;
 - Daily and peak traffic movements likely to be generated by the proposed development, including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required). The traffic impact assessment should consider base models with future traffic generated by the Sydney Southwest Private Hospital;
 - Details of the proposed access, parking provisions and service vehicle movements (vehicle types, likely arrival and departure times) associated with the proposed development, demonstrating compliance with the requirements of the relevant Australian Standards and other local plans and policies;
 - Demonstrate a minimalist approach to car parking for the proposed development having regard to the high public transport accessibility of the site, opportunities for car sharing, local planning controls and RTA guidelines (note: The Department supports reduced parking provisions, if adequate public transport is available to access the site).

5. Ecologically Sustainable Development (ESD)

- 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, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design; and
- Demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme.

6. Contributions

- Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.

7. Contamination

- Demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.

8. Heritage

- Consider any potential impacts of heritage, including a Heritage Impact Statement in accordance with the NSW Heritage Office publication "Statements of Heritage Impact", if required.

9. Aboriginal Heritage

- The EA shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005.

10. Drainage

- Drainage issues associated with the proposal including stormwater and drainage infrastructure; and;
- Detailed plans of the proposed erosion and sediment control measures during demolition, construction and operation.

11. Flooding

- An assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity.

12. Utilities

- In consultation with relevant agencies, the EA shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure works.

13. Staging

- Details regarding the staging of the proposed development (if proposed).

14. Flora and Fauna

- Address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment.

15. Air & Odour Quality

- Address the potential air quality, noise and odour impacts during construction and operation of the development, including appropriate mitigation measures. In particular, the impact of odour emissions from the Liverpool Sewage Treatment Plant must be addressed within the Environmental Assessment.

16. Noise and Vibration

- Provide an acoustic investigation within the EA that addresses all potential noise and other operational impacts as a result of the proposed development. The acoustic investigation shall address appropriate acoustic treatments to the building and plant equipment to mitigate any identified operational noise producing facets of the development; given the proximity of the site to existing and future adjoining residential properties.
- Provide a quantitative assessment of the potential demolition, construction, operation and traffic noise impacts of the project; and

17. Salinity

- Consider any potential impact of the development on salinity processes, and salinity on the proposed development, including the provision of a Salinity Investigation Report in accordance

	with New South Wales Local Government Salinity Initiative booklets including "Site Investigations for Urban Salinity (2002) and the Western Sydney Salinity Code of Practice (2003)" if required, outlining appropriate measures to avoid or reduce the impacts. 18. Waste • Identify, quantify and classify the likely waste streams to be generated during construction and operation; • Describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste; • Describe the measures to be implemented to manage the disposal of nuclear waste, if required; and • Describe the measures to be implemented to manage the disposal of contaminated and potentially contaminated biological and sewage waste, if required. 19. Hazards • An assessment against State Environmental Planning Policy No 33 – Hazardous and offensive Development; and • A description of the proposed storage, use and management of any hazardous material and measures to be implemented to manage hazards and risks associated with the storage. 20. Consultation • Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

General	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.
Plans and Documents	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; and • Location and height of adjacent buildings and private open space. • 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; • 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; • Any changes that will be made to the level of the land by excavation, filling or otherwise.

	5. Other plans (to be required where relevant): • Stormwater Concept Plan - illustrating the concept for stormwater management, having regard to Wollongong City Council's relevant stormwater policies; • 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 envelope in particular having regard to the sitting, 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; • 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; and
Documents to be submitted	• 1 copy of the EA, plans and documentation for the Test of Adequacy; • 8 hard copies of the EA (once the EA has been determined adequate); • 8 sets of architectural and landscape plans to scale, including three (3) sets at A1 size (to scale) and remaining five (5) copies at A3 size (to scale); • 4 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size; and • Materials/finishes sample board.