



## Planning

22 October 2010

Contact: Megan Fu  
Phone: (02) 9228 6531  
Fax: (02) 9228 6455  
Email: [megan.fu@planning.nsw.gov.au](mailto:megan.fu@planning.nsw.gov.au)

Mr Robert Rust  
Chief Executive  
Health Infrastructure  
PO Box 1060  
North Sydney NSW 2060

Our ref.: MP 10\_0166



Dear Mr Rust

**Subject: Director-General's Requirements for Redevelopment of the North West Precinct of the Royal Prince Alfred Hospital Campus (MP 10\_0166)**

The Department has received your application for the above project.

I have attached a copy of the Director-General's Requirements (DGRs) for the preparation of an Environmental Assessment for the project. These requirements have been prepared in consultation with relevant government authorities. I have also attached a copy of the government authorities' comments for your information.

The DGRs have been prepared based on the information you have provided to date. Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time. If you do not submit an Environmental Assessment for the project within 2 years, the DGRs will expire.

Prior to exhibiting the Environmental Assessment that you submit for the project, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government authorities in making this decision. Please provide one hard copy and one electronic copy of the Environmental Assessment to assist this review.

If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require you to revise the Environmental Assessment. Once the Director-General is satisfied that the DGRs have been adequately addressed, the Environmental Assessment will be made publicly available for at least 30 days.

Your contact officer for this proposal, Megan Fu, can be contacted on 9228 6531 or via email at [megan.fu@planning.nsw.gov.au](mailto:megan.fu@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

Daniel Cavallo  
**A/ Director, Government Lands and Social Projects**

ATTACHMENT 1  
Director-General's Requirements  
Section 75F of the *Environmental Planning and Assessment Act 1979*

<b>Application number</b>	MP 10_0166
<b>Project</b>	Redevelopment of the North West Precinct of the Royal Prince Alfred Hospital Campus
<b>Location</b>	Royal Prince Alfred Hospital Campus, Missenden Road, Camperdown
<b>Proponent</b>	Health Infrastructure
<b>Date issued</b>	22 October 2010
<b>Expiry Date</b>	2 years from the date of issue (above). If the Environmental Assessment is not exhibited within this time, the Proponent must consult further with the Director-General in relation to the preparation of the environmental assessment.
<b>Key issues</b>	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> <li><b>1. Relevant EPI's, policies and guidelines to be addressed</b> Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> <li>• Objects of the EP&amp;A Act;</li> <li>• State Environmental Planning Policy (Major Development) 2005;</li> <li>• State Environmental Planning Policy No.55 – Remediation of Land;</li> <li>• State Environmental Planning Policy No.33 – Hazardous and Offensive Development;</li> <li>• State Environmental Planning Policy (Infrastructure) 2007;</li> <li>• NSW State Plan;</li> <li>• Sydney Metropolitan Strategy 'City of Cities';</li> <li>• Draft Sydney City Subregional Strategy;</li> <li>• South Sydney Local Environmental Plan 1998;</li> <li>• Relevant Development Control Plans; and</li> <li>• Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.</li> </ul> </li> <li><b>2. Built Form and Urban Design</b> <ul style="list-style-type: none"> <li>• Height, bulk and scale of the proposed development within the context of the Hospital Campus and adjoining development;</li> <li>• Details of existing and proposed open space and landscaped areas, including public domain and landscaping along Missenden Road; and</li> <li>• Design quality with specific consideration of the façade, massing, setbacks, building articulation, appropriate colours/materials/finishes, landscaping, safety by design and public domain.</li> </ul> </li> <li><b>3. Environmental and Residential Amenity</b> <ul style="list-style-type: none"> <li>• Impacts of the proposal on solar access, acoustic privacy, visual privacy, view loss and wind impacts on surrounding development; and</li> <li>• Details of the measures to be implemented to achieve a high level of environmental amenity.</li> </ul> </li> <li><b>4. Transport and Accessibility Impacts (Construction and Operational)</b> <ul style="list-style-type: none"> <li>• Provide a Transport &amp; Accessibility Impact Assessment 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</li> </ul> </li> </ol>

Transport policy package 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 and proposed 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.
- Travel demand management 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 proposal and traffic generated for other approved and proposed major projects in the vicinity;
- Details of the proposed access, parking provisions and service vehicle movements associated with the proposed development; and
- Minimal levels of on site 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. Heritage**

- A statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual, if required.

**8. Aboriginal Heritage**

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

**9. Drainage**

- Drainage issues associated with the proposal including stormwater and drainage infrastructure; and

	<ul style="list-style-type: none"> <li>Detailed plans of the proposed erosion and sediment control measures during demolition, construction and operation.</li> </ul> <p><b>10. Utilities</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p><b>11. Staging</b></p> <ul style="list-style-type: none"> <li>Details regarding the staging of the proposed development (if proposed).</li> </ul> <p><b>12. Noise and Vibration</b></p> <ul style="list-style-type: none"> <li>Provide a quantitative assessment of the potential demolition, construction, operation and traffic noise impacts of the project.</li> </ul> <p><b>13. Waste</b></p> <ul style="list-style-type: none"> <li>Identify, quantify and classify the likely waste streams to be generated during construction and operation;</li> <li>Describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste;</li> <li>Describe the measures to be implemented to manage the disposal of nuclear waste, if required; and</li> <li>Describe the measures to be implemented to manage the disposal of contaminated and potentially contaminated biological and sewage waste, if required.</li> </ul> <p><b>14. Hazards</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p><b>15. Consultation</b></p> <ul style="list-style-type: none"> <li>Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007.</li> </ul>
<b>Deemed refusal period</b>	60 days

## ATTACHMENT 2

### Plans and Documents to Accompany the Application

<b>General</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment;</li> <li>3. A thorough description of the proposed development;</li> <li>4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;</li> <li>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;</li> <li>6. The plans and documents outlined below;</li> <li>7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;</li> <li>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</li> <li>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.</li> </ol>
<b>Plans and Documents</b>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> <li>1. An <b>existing site survey plan</b> drawn at an appropriate scale illustrating; <ul style="list-style-type: none"> <li>• the location of the land, boundary measurements, area (sq.m) and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site; and</li> <li>• Location and height of adjacent buildings and private open space.</li> <li>• All levels to be to Australian Height Datum.</li> </ul> </li> <li>2. A <b>Site Analysis Plan</b> 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).</li> <li>3. A <b>locality/context plan</b> drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas;</li> <li>• Traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> <li>4. <b>Architectural drawings</b> at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• 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;</li> <li>• detailed floor plans, sections and elevations of the proposed buildings;</li> <li>• elevation plans providing details of external building materials and colours proposed;</li> </ul> </li> </ol>

	<ul style="list-style-type: none"> <li>• fenestrations, balconies and other features;</li> <li>• accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;</li> <li>• the height (AHD) of the proposed development in relation to the land;</li> <li>• the level of the lowest floor, the level of any unbuilt area and the level of the ground;</li> <li>• Any changes that will be made to the level of the land by excavation, filling or otherwise.</li> </ul> <p>5. <b>Other plans:</b></p> <ul style="list-style-type: none"> <li>• <b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management;</li> <li>• <b>Erosion and Sediment Control Plan</b> – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;</li> <li>• <b>Geotechnical Report</b> – 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;</li> <li>• <b>View Analysis</b> - 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;</li> <li>• <b>Landscape plan</b> - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site;</li> <li>• <b>Shadow diagrams</b> 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</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 1 copy of the EA, plans and documentation for the Test of Adequacy;</li> <li>• 8 hard copies of the EA (once the EA has been determined adequate);</li> <li>• 8 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>• 8 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.</li> </ul>

ATTACHMENT 3  
Government Authority Responses to Request for Key Issues  
For Information Only

City of Sydney

ABN 22 636 550 790

GPO Box 1591 Sydney NSW 2001 Australia

Town Hall House 456 Kent Street Sydney NSW 2000 Australia

Phone +61 2 9265 9333 Fax +61 2 9265 9222 TTY +61 2 9265 9276

council@cityofsydney.nsw.gov.au www.cityofsydney.nsw.gov.au



PCU015675

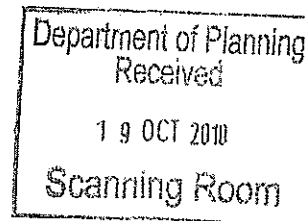
18 October 2010

Our Ref : R/2010/542

Your Ref: MP 10\_0166

A/Director, Government Land and Social Projects  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Attention: Megan Fu  
Email: [megan.fu@planning.nsw.gov.au](mailto:megan.fu@planning.nsw.gov.au)



Dear Megan,

**North West Precinct - Royal Prince Alfred Hospital  
67 - 73 Missenden Rd, Camperdown**

I refer to your letter dated 30 September 2010 about Director-General's Requirements (DGRs) for the above project.

Overall, the draft DGRs appear to satisfactorily cover most requirements for a future application. The City requests that the Environmental Assessment (EA) also address the below-listed issues/requirements. Where a relevant heading already exists within the draft DGRs, the same heading has been used.

***Built Form and Urban Design (Item 2)***

In relation to landscaping:

- detail regarding the existing landscaping of the site and detailed plans showing proposed landscaping along the street edges, in particular Missenden Road, and landscaping within the site.

***Transport Accessibility Impacts (Construction and Operational) (Item 4)***

- taking into consideration recent developments in the vicinity of the site (for example, the Centre of Obesity, Diabetes and Cardiovascular Disease) and the Chris O'Brien Cancer Centre (Lifecare), an assessment of the combined traffic and parking impacts on Missenden Road and the surrounding road network should be required.
- consideration of future plans by the City of Sydney for Missenden Road, including cycle routes and relocation of taxi ranks. Missenden Road is identified as a cycle route in the City of Sydney's Cycle Action Plan 2007-2017. Details of the Missenden Road cycle network are available at:

<http://www.cityofsydney.nsw.gov.au/AboutSydney/ParkingAndTransport/Cycling/CycleNetwork/Camperdown/MissendenRoad.asp>

*City of Sydney*



The Area Traffic Engineer for Camperdown, Joseph Gomes, should be contacted to ensure that there are no conflicts between the proposal and Council's plans for Missenden Road. Joe can be contacted on 9246 7588 or by email at [jgomes@cityofsydney.nsw.gov.au](mailto:jgomes@cityofsydney.nsw.gov.au)

- pedestrian routes between the proposed building and the other RPA buildings should be clearly identified and any road crossing issues addressed as part of the traffic assessment.

***Ecologically Sustainable Development (Item 5)***

- if co-generation, grey water recycling, stormwater or rainwater harvesting is proposed, the requirements of any required licences from the Department of Climate Change and Water (DECCW) and/or I-PART should be addressed.
- if co-generation is proposed, details in relation to air quality.
- if rainwater re-use is proposed, detail on the proposed end uses and consideration of any associated health risks. The requirements of any licensing requirements under section 68 licences under the *Local Government Act 1993* should also be addressed.

***Public Domain***

- a public domain review that includes the existing footway, street trees, kerb/gutter, lighting, stormwater and other services. Consideration should be given to the proposed locations of entries and exits to the building for both pedestrians and vehicles.

If you would like to speak to a Council officer, please contact Silvia Correia on 9246 7598 or [scorreia@cityofsydney.nsw.gov.au](mailto:scorreia@cityofsydney.nsw.gov.au).

Yours sincerely,



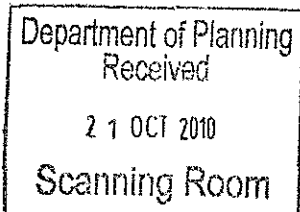
Graham Jahn LFRAIA Hon AIA Hon FPIA Hon FNZIA  
**Director City Planning and Regulatory Services**

RTA Ref: RDC 10M2107 SYD10/00808  
Contact: James Hall (RN) T 8849 2047  
Department of Planning Ref: 10\_0166



PCU015750

The Director  
Government Land and Social Projects  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001



Attention: Megan Fu

**REDEVELOPMENT OF THE NORTH WEST PRECINCT OF THE ROYAL PRINCE ALFRED  
HOSPITAL CAMPUS - MISSENDEN ROAD, CAMPERDOWN - DIRECTOR GENERAL'S  
REQUIREMENTS**

Dear Sir/Madam

Reference is made to the Department of Planning's correspondence dated 30 September 2010 (Ref: 10\_0166) requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

- I. It is important that the redevelopment of the North West Precinct of the Royal Prince Alfred Hospital Campus takes into consideration, and contributes to the achievement of, transport objectives contained in the Metropolitan Strategy and other high-level NSW Government strategies.

These strategies include the NSW State Plan and draft Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new urban development with existing and improved transport services; and improving the efficiency of the road network.

By addressing both the supply of transport services and measures to manage demand for car use, the EA report should demonstrate how users of the North West Precinct of the Royal Prince Alfred Hospital Campus will be able to make travel choices that support the achievement of relevant State Plan targets.

Roads and Traffic Authority

17-21 Argyle Street, Parramatta NSW 2150  
PO Box 973 Parramatta NSW 2150  
[www.rta.nsw.gov.au](http://www.rta.nsw.gov.au) | 13 17 32

2. 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 key intersections to be examined/modelled include but not be limited to:

- Parramatta Road/Missenden Road;
  - Missenden Road/Hospital Access; and
  - Missenden Road/Carillon Avenue
3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
  4. Proposed number of car parking spaces and compliance with the appropriate parking codes.
  5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
  6. The RTA requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
  7. The RTA will require in due course the provision of a traffic management plan for all demolition / construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

Following the Department of Planning's determination of the application, please forward a copy of the development consent to the RTA. Should you require any further clarification in relation to this matter, please contact the undersigned on 8849 2047.

Yours faithfully



James Hall  
Senior Land Use Planner  
Transport Planning, Sydney Region

13 October 2010



# Transport



Mr Daniel Cavallo  
A/Director, Government Land and Social Projects,  
Department of Planning,  
GPO BOX 39,  
Sydney NSW 2001

Att: Megan Fu



Dear Mr Cavallo,

**DRAFT DIRECTOR GENERAL REQUIREMENTS – REDEVELOPMENT OF THE  
NORTH WEST PRECINCT OF ROYAL PRINCE ALFRED HOSPITAL CAMPUS,  
CAMPERDOWN (MP10\_0166)**

I refer to your letter dated 30 September 2010 seeking advice on the draft Director-General's Requirements (DGRs) for the above project application. Transport NSW (TNSW) appreciates this opportunity to provide input to this matter.

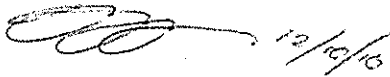
TNSW has reviewed the draft DGRs, together with the proponent's letter containing describing the planning context and issues, and requests that final DGRs include the following:

1. Inclusion of the following State Government strategic plans and policies as relevant EPIs policies and guidelines to be addressed (item no. 1):
  - *Metropolitan Transport Plan: Connecting the City of Cities* (MTP) (available at <http://www.nsw.gov.au/shapeyourstate>)
  - *Integrating Land Use and Transport* policy package (available at [http://www.planning.nsw.gov.au/programservices/pdf/prg\\_transport.pdf](http://www.planning.nsw.gov.au/programservices/pdf/prg_transport.pdf))
  - *Planning Guidelines for Walking and Cycling*, NSW Government 2004; and
  - *Guide to Traffic Generating Development* (RTA 2003).
2. Removal of "(Construction and Operational)" from "Transport and Accessibility Impacts (item no. 4) and replacement of the wording in this item with the following: "Provide a *Transport and Accessibility Impact Assessment* prepared with reference to *MTP*, the *NSW State Plan 2010*, the *Integrating Land Use and Transport* policy, particularly the *Improving Transport Choice* component, *NSW Government Planning Guidelines for Walking and Cycling* and the *Guide to Traffic Generating Development*, and to consider:
  - An estimate of the travel demand generated by the proposed development and assessment of accessibility by public transport, walking and cycling;

- Travel demand management measures to increase THE use of non-car transport modes and initiatives, such as travel awareness campaigns (e.g. preparation and promotion of a transport access guide) and workplace travel planning in accordance with the Workplace Travel Plan Resources (available at [http://www.pcal.nsw.gov.au/workplace\\_travel\\_plan](http://www.pcal.nsw.gov.au/workplace_travel_plan); and
  - The potential reduction in the existing overall car parking provision on site having regard to public transport accessibility, the TRANSPORT INITIATIVES as identified in the MTP and the anticipated effect of the travel awareness campaigns and workplace travel planning.
3. The preparation of a Construction Traffic Management Plan to identify impacts on the existing accessibility, amenity and safety of public transport use, walking and cycling during the construction stage of the project, and measures to mitigate any potential impacts.

NSWTI requests that this letter be made available to the proponent and clarification of particular matters should be directed to Eva Cermak on 9268 2251 or [eva.cermak@transport.nsw.gov.au](mailto:eva.cermak@transport.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'DH', followed by the date '12/12/10' written vertically.

David Hartmann  
**A/Senior Manager**  
**Centre for Transport Planning**

CD10/07807