

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

Additional Information Required

Issue	Comment
Note	Please note that the department's preliminary view is that the proposed stacked parking to the deck over 12 Millett Street is unlikely to be supported. The department has not yet formed a view about whether a smaller deck one car-length in depth should be supported. It is recommended that you revise the proposal accordingly and consider the comments below in light of this.
Relevant EPIs policies and guidelines	Proposed Carparking Deck at 12 Millett St Notwithstanding that the proposed carpark can be considered as related development, provide a detailed assessment of the proposed elevated carpark at 12 Millett St against all LEP and DCP controls applying to 12 Millett St (including but not limited to provisions related to parking, built form, setbacks and outbuildings). Demonstrate compliance and highlight and justify any non-compliance (see also below under residential amenity in relation to assessing impacts)
Built form and urban design	Bulk and Scale - Revise the building design to open up the light-well to the northwest by removing the walkway to the north-western side of the light-well in order to reduce the bulk and scale of the building when viewed from adjacent residential properties, achieve a better scale transition and reduce overlooking of adjacent properties - Revise the building design to relocate the proposed lift core/tower (currently near the back corner of 6 Millett St) southeast of its current location, along the south east elevation of the new building in order to reduce the bulk and scale of the development when viewed from adjacent residential properties. Street frontage treatments to Pearl St and Millett St - Clarify the nature of the ground floor elevation and interface with the footpath along Pearl St, including any basement ventilation, the extent of open and closed elements of the ground floor elevation and the relationship with the proposed 'climber' landscaping - Delete the bin collection enclosure from the ground floor corner, relocate its functions inside the main building envelope, and replace with low level landscaping - Reduce the number and extent of vehicle entries on Millett St (see below under Transport and accessibility) and clarify what elevational treatments are proposed to vehicular openings to avoid an industrial appearance Crime prevention through environmental design - Provide further information about the safety of the 'laneway'/accessway connecting Gloucester Rd and Millett St following its closure by the proposed development and necessary gates or other security - Identify which carparking spaces are "staff-only car park areas with restricted access after hours" in accordance with the CPTED Report - Provide further information about any roller shutters or access restrictions to the basement carpark (noting the CPTED Report Appendix One: <i>Hurstville Private Hospital Security Policies & Procedures</i>)

Environmental and residential amenity	Shadow diagrams - Shadow diagrams depict a different carpark arrangement to that shown on the architectural plans for 12 Millett St. Please rectify and show at a larger scale any new shadows cast on 10 Millett St (please also note the other comments in relation to this part of the proposed development) Overlooking of adjacent properties - Provide more information about the potential for overlooking of 14 and 10 Millett St from the proposed carpark deck at 12 Millett St and options for addressing any overlooking, including any proposed measures (such as screens, or louvers) to address them (including any shadow impacts) - Amend the building design to include privacy barriers such as louvers or screens that prevent overlooking of 6, 6A and 10 Millett Street from the windows of the new development but still allow distant views - Provide a north-west elevation of the building that shows the windows and any other openings, ventilation, exhausts or the like below level two of the proposed new building. Landscaping - Amend the carpark design of 12 Millett St to include shade trees in accordance with <i>Hurstville DCP1 Clause 3.1.2.2 (1) Landscaping</i>
Staging	Confirm whether the development is intended to be delivered in one stage.
Transport and accessibility	Consolidate driveways on Millett St - Amend the design to consolidate and minimise the number of vehicle entrances and exits and crossovers on Millett St. Justify any need for more than one exit and one entry on Millett St. - Demonstrate that driveways comply with Hurstville DCPs and with the <i>Australian Standard for Parking Facilities</i> by specific reference to relevant provisions of both. - Delete the vehicle access along the north-western boundary unless a clear need can be demonstrated. Loading and servicing - Provide more information about how the servicing of the proposed development is to be achieved and in particular, demonstrate how loading and unloading by vehicles is to occur in a forward direction only. If there is a need for reversing manoeuvres from Millett St, justify why the design cannot be amended to include forward-only servicing and provide detailed documentation as to the frequency of any such servicing (including likely arrival and departure times and vehicle type) and that the frequency is in accordance with the <i>Australian Standard for Parking Facilities</i> by specific reference to relevant provisions. Carparking - Demonstrate that carparking complies with <i>Australian Standard for Parking Facilities</i> noting that the <i>Transport and Accessibility Impact Assessment</i> by Colston Budd Hunt & Kafes Pty Ltd makes general statements at its section 3.24 that do not correspond to the drawings (such as aisle widths being less than 5.8m on both basements, and parking bay widths which appear to be impinged by structure) Bicycles - Amend the drawings and the <i>Transport and Accessibility Impact Assessment</i> to clearly indicate the numbers, type and locations of bicycle parking and end-of-trip facilities in accordance with the NSW Planning Guildelines for Walking and Cycling. Demonstrate compliance, or justify any departures.

ESD	Provide specific information and certainty about ESD commitments already noted in the EA report, rather than general statements. These should address ESD in energy, water and waste and consider a range of opportunities, such as by: • Identifying the average energy use per square metre for all or relevant parts of the development benchmarked against similar developments, and specifying the necessary performance standards of basic equipment such as light fittings to achieve that performance. • Identifying any renewable energy use or generation opportunities in the building. Specifically evaluate the opportunities for power generation by on-site solar photovoltaic, gas cogeneration, or fuel cell (or combinations of multiple sources) as the primary energy supply, and also as a means of providing back-up power (evaluated against alternatives such as a diesel or petrol backup generator). Justify any decision not to incorporate such measures. • Identifying any opportunities for rainwater harvesting and recycled water use in the proposed development and for grey water use in landscaping and non-potable uses (eg toilet flushing and washing). Justify any decision not to incorporate such measures. • Providing an evaluation of the potential to heat water in the development using renewable energy sources (such as solar or heat exchanger). Justify any decision not to use renewables. • Providing a commitment to achieve an energy efficiency rating in consultation with the Green Building Council of Australia (noting that 'standard' rating tools may not be available for hospital uses). • Detailing the selection criteria for plant and equipment, electrical appliances, water efficient fittings and fixtures, motion detection switches and other fixtures and fittings, setting minimum environmental performance standards, and documenting how this achieves better than average ESD outcomes. • Including in the building elevations passive solar design features such as projecting canopies, hoods and sun shades to windows that will reduce solar heat gain in the building. • Indicating what features the development incorporates to minimise the production of waste during normal operation. Provide a full list of ESD commitments in the Statement of Commitments.
Contributions	Please provide more information about the status of the proposed voluntary planning agreement between the proponent and the council.
Statement of commitments	Amend the statement of commitments to address the issues raised above, and in particular provide draft versions of the following: • sustainable travel plan, including bicycle parking and end of trip facilities • environmental management plan, including detailing of all ESD measures