



Planning & Infrastructure

Contact: Chris King
Phone: 9228 6430
Email: chris.king@planning.nsw.gov.au

Our ref: SSD 4952

Robert Rust
Chief Executive
Health infrastructure
PO Box 1060
NORTH SYDNEY NSW 2059

Dear Mr Rust

Director-General's Requirements for Shoalhaven Cancer Care Centre (SSD 4952)

I refer to your request for Director-General's Requirements (DGRs) for the above development.

Please find attached a copy of the DGRs for the preparation of an EIS for the proposal. These requirements have been prepared in consultation with relevant government authorities. I have also attached a copy of the current government authorities' comments for your information and subsequent government submissions will be forwarded to you as they are submitted.

The DGRs have been prepared based on the information you have provided to date. Please note that under Clause 3(5) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*, the Director-General may alter these requirements at any time. If you do not lodge a DA and EIS for the development within 2 years, the DGRs will expire.

Prior to exhibiting the EIS that you submit for the development, the Department will review the document to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. The Department may consult with other relevant government authorities in making this decision. Please provide 1 hard copy and 1 electronic copy of the EIS to assist this review.

If the Department considers that the EIS does not address the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*, the Director-General may reject your DA within 14 days of lodgement. If the Department is satisfied that the requirements have been addressed, the EIS will be made publicly available for at least 30 days.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required for your development (<http://www.environment.gov.au> or 6274 1111).

Your contact officer for this proposal, Chris King, can be contacted on 9228 6430 or via email at Chris.King@planning.nsw.gov.au.

Yours sincerely



20/10/2011

Michael Woodland
Director
Metropolitan and Regional Projects - South

Director General's Environmental Assessment Requirements
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 4952
Development	Shoalhaven Cancer Care Centre
Location	Adjacent to the Shoalhaven Memorial Hospital
Applicant	NSW Health Infrastructure
Date of Issue	19 October, 2011
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum requirements in Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>, specifically: • form specifications in clause 6; and • content specifications in clause 7 .
Key issues	The EIS must address the following specific matters: 1. Environmental Planning Instruments (EPIs) Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including: • Shoalhaven Local Environmental Plan 1985 • SEPP (Infrastructure) 2007; • SEPP No. 33 - Hazardous and Offensive Development; • SEPP No. 55 - Remediation of Land; <i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development. <i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met. <i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. 2. Built Form and Height • Consideration of the height, bulk and scale of the proposed development within the context of the locality. • Design quality with specific consideration of setbacks, building articulation, colours / materials / finishes and the public domain. • Details of proposed open space and landscaping areas. 3. Impacts on Surrounding Development The EA must address Impacts of the proposal surrounding properties.

4. Transport & Accessibility Impacts (Construction and Operational)

The EA shall provide details on traffic, transport and accessibility (including emergency access), loading areas, car parking arrangements, pedestrian and bicycle linkages associated with the proposed works.

5. Operational Management

The EA shall address noise from plant and equipment; radiation, chemical and biological hazards; emergency and evacuation procedures; lighting and signage associated with the proposed development.

6. Waste

Identify the likely waste to be generated during the construction and operation of the development and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.

7. Hazards

A description of the proposed storage, use and management of any hazardous material and measures to be implemented to manage hazards and environmental risks associated with the storage.

8. Flora and Fauna

The EA shall 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.

9. Bushfire

The EA must consider the aims, objectives and relevant provisions of *Planning for Bushfire Protection (PBP) 2006*.

10. Drainage

The EA shall address:

- compliance with the NSW Coastal Planning Guideline: *Adapting to Sea Level Rise 2010*. Where relevant, the suitability of the site for the proposal, outlining appropriate management responses and adaptation strategies as detailed in the guideline; and
- drainage and flooding issues associated with the development / site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.

11. Heritage

The EA shall address:

- aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment Community Consultation 2005.
- 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.

12. 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.

13. Public Domain

The EA shall address any required public domain improvements associated with the proposed development.

	14. Utilities In consultation with relevant agencies, the EA shall address the existing capacity and requirements of the development for the provision of utilities, including staging of infrastructure works. 15. Staging The EA is to include details regarding the staging of the proposed development, if applicable.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • Stormwater Concept Plan • Shadow Diagrams • Construction Management Plan & Traffic Management Plan • Geotechnical & Structural Report
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • Shoalhaven Council The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director General in relation to the requirements for lodgement.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.