

Director General's Environmental Assessment Requirements

Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 5003
Proposal Name	Campbelltown Hospital Stage 1 Redevelopment
Location	Therry Road, Campbelltown (Lot 6 DP 1058047)
Applicant	Health Infrastructure
Date of Issue	21 February 2012 (superseding DGRs issued 1 December 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: • specifications in clause 6; and • specifications in parts (1) and (4) of 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: • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy No.33 – Hazardous and Offensive Development; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy (Infrastructure) 2007; and • Campbelltown (Urban Area) Local Environmental Plan 2002. <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. → <i>Relevant Policies and Guidelines:</i> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55</i> • <i>Remediation of Land (DUAP)</i> 2. Policies, Guidelines and Planning Agreements Address the relevant planning provisions, goals and strategic planning objectives in the following: • NSW State Plan; • Metropolitan Plan for Sydney 2036; • South West Subregion Draft Subregional Strategy; • Campbelltown (Sustainable) City Development Control Plan 2009; • Campbelltown/Macarthur Structure Plan; • Planning for Bushfire Protection 2006; and • Development Near Rail Corridors and Busy Roads - Interim Guideline.

Detail how the development promotes or is consistent with these provisions and strategic objectives.

3. Built Form and Urban Design

- Address the height, bulk and scale of the proposed development within the context of the locality.
- Design quality, with specific consideration of the overall site layout, axis, vistas and connectivity, open spaces and edges, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of colours, including an assessment against the Crime Prevention Through Environmental Design Principles;
- Impact of the proposal on the existing at-grade hospital helipad and any proposed relocation.

4. Amenity

- Solar access, acoustic impacts, visual privacy, servicing requirements (including but not limited to, waste management, loading zones, mechanical plant), view loss, overshadowing and wind impacts. A high level of environmental amenity for land uses immediately adjacent and the surrounding residential areas must be demonstrated.

5. Ecologically Sustainable Development (ESD)

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* will be incorporated 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.

6. Noise

- An acoustic investigation 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.
 - The acoustic investigation shall also address aircraft noise impacts generated by any proposed relocation of the existing hospital helipad (if required), requiring changes to the current approach and departure routes.
 - Identify and provide a quantitative assessment of the main noise generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.
- *Relevant Policies and Guidelines:*
- *NSW Industrial Noise Policy (EPA)*
 - *Interim Construction Noise Guideline (DECC)*

7. Transport and Accessibility (Construction and Operation)

- Details of proposed access and parking arrangements, whilst giving consideration to any associated investigations undertaken by Campbelltown City Council. Details surrounding proposed amendments to the internal hospital road network are also to be included.
- Detail access arrangements at all stages of construction and measures to mitigate any associated traffic impacts. All construction traffic shall enter and leave the site via Therry Road. No construction traffic access is to be provided from Parkside Crescent.

- Demonstrate how users of the development will be able to make travel choices that support the achievement of State Plan targets.
- Detail 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.
- 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.
- Details of service vehicle movements, including vehicle type and likely arrival and departure times.
- Demonstrate the provision of sufficient on-site car parking.
- Provide accurate details of daily vehicle movements and assess the impacts of this traffic on the local road network (Parkside Crescent and Therry Road), including intersection capacity and the need/associated funding for upgrading or road works (if required), having regard to local planning controls. The following key intersections are to be examined/modelled:
 - Kellicar Road/Tindall Street
 - Kellicar Road/Gilchrist Drive
 - Kellicar Road and Narellan Road/Hurley Street
 - Appin Road/Therry Road
 - Woodhouse Drive/Therry Road
 - Centennial Drive/Parkside Crescent.
 - Any other intersections that may be affected by the proposed development.

→ *Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Developments (RTA);*
- *Planning Guidelines for Walking and Cycling;* and
- *The Metropolitan Transport Plan 2010.*

8. 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.

9. Bushfire

Provide an assessment in accordance with the requirements of *Planning for Bushfire Protection 2006* that addresses the level of hazard posed to future development, identification and provision of asset protection zones, provision for access and water supply for fire fighting purposes and provision of appropriate landscaping.

10. Aboriginal Heritage

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

11. Sediment, Erosion and Dust controls (Construction and Excavation)

Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.

→ *Relevant Policies and Guidelines:*

- *Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)*
- *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)*

	12. Utilities In consultation with relevant agencies and through the preparation of an Integrated Water Management Plan and Infrastructure Management Plan, the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure shall be addressed. 13. Staging Details regarding the staging of the proposed development (if proposed). 14. Contributions Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement. 15. Drainage Drainage associated with the proposal, including stormwater and drainage infrastructure, shall be designed in consultation with Campbelltown City Council and must avoid any adverse impacts on downstream properties. The proposal shall address the impact of any flooding or stormwater flows on the site from other catchments, overland flow paths and include a detailed hydraulic assessment (including catchment modelling). 16. Waste Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. 17. Hazards A description of the proposed storage, use and management of any hazardous materials and measures to be implemented to manage hazards and risks associated with the storage.
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; • View Analysis/Photomontages; • Landscape Plan; • Construction Management Plan, inclusive of a Construction Traffic Management Plan; and • Geotechnical and 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: • Campbelltown City Council; and • South Western Sydney Local Health District 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.