

Director General's Environmental Assessment Requirements

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

Application Number	SSD 5204
Proposal Name	Tamworth Hospital Redevelopment
Location	31 Dean Street, Tamworth
Applicant	Health Infrastructure
Date of Issue	29 March 2012
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum requirements in Schedule 2 of the Environmental Planning and Assessment Regulation 2000, specifically: • form specifications in clause 6; and • content specifications in parts (1) and (4) 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: • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Infrastructure) 2007; and • Tamworth Regional Local Environmental Plan 2010. <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 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; • Tamworth Regional Development Control Plan (TRDCP) 2010; • Tamworth Regional Development Strategy. 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. 4. Amenity Provide information detailing the impact and provision of solar access, overshadowing, acoustic impacts, visual privacy, view loss and wind. A high level of environmental amenity 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 Identify 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. → <i>Relevant Policies and Guidelines:</i> <i>NSW Industrial Noise Policy (EPA)</i> <i>Interim Construction Noise Guideline (DECC)</i> 7. Transport and Accessibility (Operation) - Detail access arrangements at all stages of operation and measures to mitigate any associated traffic impacts. - 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. - Demonstrate the provision of sufficient on-site car parking having regard to the availability of public transport, including a detailed parking analysis if demand generated relies on existing or on-street car parking spaces. <i>(Note: reduced car parking provision maybe supported in areas well serviced by public transport.)</i> - Estimate the total daily and peak hour trips generated by the proposed development, including accurate details of the current and future daily vehicle movements and assess the impacts of the traffic generated on the local road network, including intersection capacity and any potential need for upgrading or road works, having regard to local planning controls. The analysis shall consider impacts to connections with Peel Street; the Dean Street and Johnston Street intersection; and the connection between Johnson Street and the internal ring road. → <i>Relevant Policies and Guidelines:</i> <i>Guide to Traffic Generating Developments (RTA)</i> <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> <i>NSW Planning Guidelines for Walking and Cycling.</i>
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	8. Transport and Accessibility (Construction) - Detail access arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycleway or traffic impacts. 9. 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. 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 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010. 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. → <i>Relevant Policies and Guidelines:</i> <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> 12. Utilities In consultation with relevant agencies, 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. 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. 16. Drainage Drainage associated with the proposal, including stormwater and drainage infrastructure. 17. Servicing and 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. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.
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: • Survey Plan; • Stormwater Concept Plan; • Shadow Diagrams; • View Analysis/Photomontages; • Landscape Plan; • Construction Management Plan, inclusive of a Construction Traffic Management Plan and construction methodology; 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: • Tamworth Regional 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.

ATTACHMENT 1
Government Authority Responses to Request for Key Issues
For Information Only