



Contact: Simon Truong
Phone: (02) 9228 6457
Fax: (02) 9228 6455
Email: simon.truong@planning.nsw.gov.au

Robert Rust
Chief Executive
Health infrastructure
PO Box 1060
North Sydney NSW 2059

Our ref.: 5250-2012

Att: Leone McEntee

Dear Mr Rust

Subject: Director-General's Requirements for State Significant Development for Redevelopment of the Dubbo Base Hospital (5250-2012)

Please find attached a copy of the Director General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the Redevelopment of the Dubbo Base Hospital. These requirements have been prepared in consultation with relevant government agencies based on the information you have provided to date. I have also attached a copy of the government authorities' comments for your information. Please note that 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, you must consult further with the Director General in relation to the preparation of the EIS.

Prior to exhibiting the EIS that you submit for the development, the department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

I would appreciate it if you would contact the department at least two weeks before you propose to submit your EIS. This will enable the department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM¹) of the EIS that will be required for reviewing purposes.

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 (<http://www.environment.gov.au> or 6274 1111).

¹ File parts must be no greater than 5Mb each. File parts should be logically named and divided.

Your contact officer for this proposal, Simon Truong – Acting Senior Planner, can be contacted on (02) 9228 6457 or via email at simon.truong@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,



24/04/12

Alan Bright
Acting Director
Metropolitan and Regional Projects South

ATTACHMENT 1

Director-General's Requirements

Director General's Environmental Impact Statement Requirements

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

Application Number	SSD 5250-2012
Development	Dubbo Base Hospital Redevelopment
Location	Myall Street, Dubbo
Applicant	NSW Health Infrastructure
Date of Issue	24 April 2012
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum requirements in Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>, specifically:</p> <ul style="list-style-type: none"> • form specifications in clause 6; and • content specifications in clause 7 .
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Environmental Planning Instruments (EPIs) Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> • 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; • State Environmental Planning Policy (State and Regional Development) 2011; • Orana Regional Environmental Plan No.1 – Siding Spring; and • Dubbo Local Environmental Plan 2011. <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.</p> <p><i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p><i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <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 2021;
- Dubbo City Council Urban Areas Development Strategy - Institutional Areas Development Strategy;
- Planning Guidelines for Walking and Cycling;
- Crime Prevention Through Environmental Design;
- NSW Groundwater Policy Framework Document – General; and
- NSW Groundwater Quality Protection Policy.

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. 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.

5. Amenity Impacts

Including 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 must be demonstrated.

6. Noise

Identify the main noise generating sources and activities at all stages of construction, and any noise sources during operation including consideration of the impacts of rail and road related noise. Outline measures to minimise and mitigate potential noise sources on occupants of the hospital and surrounding occupiers of land.

Relevant Policies and Guidelines:

- *Development Near Rail Corridors and Busy Roads – Interim Guideline;*
- *State Environmental Planning Policy (Infrastructure) 2007, Clause 87;*
- *NSW Industrial Noise Policy (EPA);*
- *Interim Construction Noise Guideline (DECC);*
- *Environmental Noise Control Manual (sleep disturbance); and*
- *Relevant Australian Standards.*

7. Transport and Accessibility (Construction and Operation)

Provide a Traffic and Car Parking Impact Study considering cumulative traffic generation associated with the range of events and functions at the hospital including:

- accurate details of existing daily vehicle movements and additional traffic generated by the development. This shall include details of the origin-destination of traffic, vehicles types, volumes and times of peak travels of all vehicles during construction and operation phases of the development;
- assessment of the impacts traffic generated by the development on the local and state road network, including any impact on pedestrians, cyclists public transport services, and intersections such as the roundabout fronting the site on Cobbora Road and Myall Street;
- consideration of the need for upgrading or road improvements including any temporary or staged treatments and other measures;
- analyse the car parking requirements for the existing uses on site and proposed development including access and internal traffic movements;
- details of the internal road layout including parking facilities and associated infrastructure;
- consideration of the potential reopening of the Myall Street railway crossing and impacts on amenity, access and on-street parking;
- consideration of the potential for vehicle/pedestrian/cycle linkages with other institutions in the Health Precinct together with the Central Business District;

Provide a draft Construction Traffic Management Plan including details of access arrangements and construction traffic impacts at all stages of construction;

Relevant Policies and Guidelines:

- *Dubbo City Council Policy No. 3 Standards for Off Street Parking of Motor Vehicles;*
- *Guide to Traffic Generating Developments (RTA);*
- *Austrroads Guide to Road Design.*

8. 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);and*
- *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA).*

9. Flooding, Drainage and Surface Water Management

The EIS shall address drainage/flooding issues associated with the development/ site, including stormwater, drainage infrastructure and the incorporation of water sensitive urban design measures.

	<p>10. Heritage</p> <ul style="list-style-type: none"> • Address the impact of the heritage significance of any heritage items in accordance with the guidelines in the NSW Heritage Manual and Dubbo Local Environmental Plan 2011, Clause 5.10 Heritage conservation. • Consideration of the archaeological potential of the area and the potential impact of the proposal on the archaeological significance of the site in accordance with the guidelines of the Heritage Council of NSW.
Plans and Documents	<p>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.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Transport and Traffic Impact Assessment; • Construction and Operational Waste Management Plan; • Hazards Impact Assessment; • Noise Impact Assessment; • Groundwater Impact Assessment; • Shadow Diagrams; • Landscape Plan; • Stormwater Concept Plan addressing the issues raised in Councils submission; and • Survey Plan to AHD.
Consultation	<p>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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Dubbo City Council; • Transport for NSW; • Roads and Maritime Services; and • Office of Environment and Heritage. <p>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</p>
Further consultation after 2 years	<p>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.</p>
References	<p>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.</p>

ATTACHMENT 2

Agency Comments

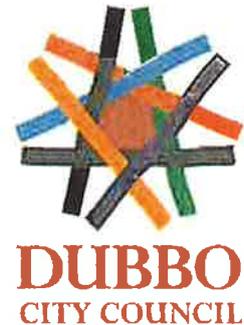
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18 April 2012

Mr A Bright
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001



Dear Mr Bright

**RE: REDEVELOPMENT OF DUBBO BASE HOSPITAL, MYALL STREET, DUBBO
YOUR REF: SSD 5250-2012**

I refer to your correspondence dated 30 March 2012 in relation to the proposed development of the Dubbo Base Hospital and the Director-General Requirements (DGR).

The following comments are provided to assist in the preparation of the DGRs and ultimately the Environmental Impact Statement (EIS):

- Key issues: There is a requirement to address State Environmental Planning Policy (SEPP) No.1 – Development Standards, but following the gazettal of Dubbo Local Environmental Plan (DLEP) 2011, the SEPP is not applicable as per Clause 1.9 which states:

(2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies:

State Environmental Planning Policy No 1—Development Standards

- Key Issues: There is a requirement to address Orana Regional Environmental Plan No.1 – Siding Springs, which while it applies to the Dubbo Local Government Area, does not specifically apply to Dubbo Base Hospital as it is more than 100 kilometres from the Observatory.
- Key Issues: The draft DGRs should be amended to include that the EIS address Dubbo City Council's Urban Areas Development Strategy and specifically the Institutional Precinct Strategy (Health Precinct).
- Key Issues: The draft DGRs should be amended to include that the EIS address Dubbo City Council's Policy No.3 Standards for Off Street Parking of Motor Vehicles.
- Key Issues: Under the heading Heritage there is a reference to Conservation Areas, of which Dubbo City Council has none and the general comments could be better defined, as follows:

All communications to:

THE GENERAL MANAGER PO BOX 81 CHURCH STREET DUBBO NSW 2830

T (02) 6801 4000 **F** (02) 6801 4259 **E** dcc@dubbo.nsw.gov.au

CIVIC ADMINISTRATION BUILDING CHURCH STREET DUBBO NSW 2830 ABN 77 296 185 278

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Address the impact of the heritage significance of any heritage items in accordance with the guidelines in the NSW Heritage Manual and DLEP 2011, Clause 5.10 Heritage conservation.

- Plans and Documents: In preliminary discussions with the proponent it was recommended that the Transport and Traffic Impact Assessment make reference to similar size hospital redevelopments to gauge likely parking and access demand requirements. Additionally, the proponent was requested to address:
 - The potential reopening of the Myall Street railway crossing and its impacts (amenity, access, on-street parking, etc);
 - Impacts of the development on the roundabout fronting the site on Cobbora Road and Myall Street;
 - The potential for vehicle/pedestrian/cycle linkages with other institutions in the Health Precinct together with the CBD; and
 - Long term car parking needs and location.

- Plans and Documents: In preliminary discussions with the proponent it was recommended that the Stormwater Concept Plan address how the development will respond to the following constraints:
 - Muller Street stormwater drain (flat grades, potentially holds water, shape and maintenance difficulties);
 - Stormwater pipes beneath Caroline Street to Cobbora Road (pipe size contracts);
 - Proposal to adopt 5%AEP capture and piping capacity connecting to the 10%AEP infrastructure, with on-site detention and water sensitive urban design opportunities to be explored to offset this;
 - Possible asbestos in surrounding area;
 - Hospital site part of a larger stormwater catchment area; and
 - Constrained outlet from Erskine Street catchment to the Macquarie River.

For any further information regarding this matter, please contact Stephen Wallace, Council's Manager Building and Development Services on 6801 4000 during business hours.

Yours faithfully



Melissa Watkins

Director Environmental Services



SF2012/010019; WST12/00045

Director
Metropolitan & Regional Projects South
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Sir

**Dubbo Base Hospital Redevelopment (SSD 5250-2012) request for input into
Director-General's Requirements**

Thank you for your letter dated 30 March 2012, received in Parkes on 13 April 2012 requesting input into the Director-General's Requirements for the Dubbo Base Hospital redevelopment from Roads and Maritime Services (RMS).

RMS has identified the following key issues to be addressed in the environmental assessment, by way of a traffic impact study prepared in accordance with the methodology set out in Section 2 of the *RTA Guide to Traffic Generating Developments* and including:

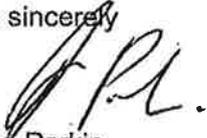
- A traffic study is to be undertaken which includes, but is not limited to, origin-destination of vehicles, including staff, contractors, construction, and maintenance personnel during both the construction and operation phases of the development. The study should include vehicle types, volumes and times of peak travel and include existing, proposed, and projected figures for the life of the project. The traffic study should also address internal traffic movement and parking facilities.
- Intersection treatments and mitigation measures to cater for predicted traffic impacts. This is to include any required temporary or staged treatments and other measures. Treatments are to be provided for any proposed new junctions as well as any other temporary junctions or existing intersection upgrades. The intersections are to cater for all heavy and over dimensional vehicles that will be accessing the development. Concept plans for those improvements should be included in the study.
- The traffic impact study and proposed intersection treatments are to include the cumulative impacts of any existing approved developments in the vicinity of the site.
- Any proposed road facilities and intersection treatments are to be in accordance with the *Austrroads Guide to Road Design* and RMS supplements, including the provision of safe intersection sight distance. The RMS supplements to the *Austrroads Guide to Road Design* are available online at www.rta.nsw.gov.au/doingbusinesswithus/ausroadsguides/road_design.html
- The layout of the internal road network, parking facilities and infrastructure within the project boundary.

Roads and Maritime Services

Please forward a copy of the Director-General's Requirements to RMS at the same time they are sent to the applicant.

Should you require further information please contact Fiona Francis (02) 6861 1453.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Parkin', written over the typed name.

Joshua Parkin
A/Road Safety and Traffic Manager
Western

Dean Spanos - FW: Dubbo Base Hospital redevelopment (SSD5250-2012)

From: "Nunnerley, Sally" <Sally.Nunnerley@transport.nsw.gov.au>
To: "dean.spanos@planning.nsw.gov.au" <dean.spanos@planning.nsw.gov.au>
Date: 4/16/2012 10:04 AM
Subject: FW: Dubbo Base Hospital redevelopment (SSD5250-2012)
Attachments: Transport for NSW Referral Letter- Draft DGRs SSD 5250-2012.pdf; Draft DGRs - SSD 5250-2012.pdf; ATT00004.txt

Dean,

As discussed. Please refer to feedback received from Rail on the draft DGRs for the above development.

Regards

Sally

From: Webster, Vicki [mailto:vwebster@countryrail.nsw.gov.au]
Sent: Friday, 13 April 2012 1:47 PM
To: Nunnerley, Sally
Subject: FW: Dubbo Base Hospital redevelopment (SSD5250-2012)

Dear Sally,

I refer to the following and attached.

It is requested that the following be inserted in 6. Noise:

Assess the impacts of rail and road related noise. Outline measures to minimise and mitigate potential noise sources on occupants of the hospital. Relevant Policies and Guidelines: Development Near Rail Corridors and Busy Roads - Interim Guideline and Clause 87 of the SEPP (Infrastructure)

Thanks

Vicki Webster
Property Manager
Country Rail Infrastructure Authority



Level 3, 237 Wharf Rd Newcastle NSW 2300
Tel: (02) 4962 6424 | Mobile: 0419 013 347 | Fax: (02) 4962 6449
Email: vwebster@countryrail.nsw.gov.au

From: Nunnerley, Sally [mailto:Sally.Nunnerley@transport.nsw.gov.au]
Sent: Tuesday, 3 April 2012 1:00 PM
To: Webster, Vicki
Subject: Dubbo Base Hospital redevelopment (SSD5250-2012)

Vicki,

This project referral has been sent through to our team and I noticed that the a section of the site adjoins the Coonamble Rail Line. DP&I have issued the draft DGR"s for our comment. Could you advise whether you a have received this referral and whether it requires any action?

Further information on site description etc are on the DP&I website.

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=5250

Please note that I am only in the office on Monday's and Tuesdays. If you have any questions please drop me an email or contact Mark Ozinga 82022198.

Regards

Sally
Sally Nunnerley
Project Manager | Planning and Programs
Transport for NSW

T 8202 2305 | F 8202 3891 |
Level 4, 18 Lee Street, CHIPPENDALE NSW



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Message from "Ozinga, Mark" <Mark.Ozinga@transport.nsw.gov.au> on Mon, 2 Apr 2012 16:10:16 -----
----- 1000+

Nunnerley, Sally" <Sally.Nunnerley@transport.nsw.gov.au>" To:
Gorgioska, Suzana" <Suzana.Gorgioska@transport.nsw.gov.au>" cc:

Dean Spanos - RE: Draft DGRs - Redevelopment of Dubbo Base Hospital, Dubbo (SSD 5250-2012)

From: "Li, James" <James.Li@transport.nsw.gov.au>
To: "Dean.Spanos@planning.nsw.gov.au" <Dean.Spanos@planning.nsw.gov.au>
Date: 4/13/2012 3:19 PM
Subject: RE: Draft DGRs - Redevelopment of Dubbo Base Hospital, Dubbo (SSD 5250-2012)
CC: "Nunnerley, Sally" <Sally.Nunnerley@transport.nsw.gov.au>, FRANCIS Fiona K <Fiona.FRANCIS@rms.nsw.gov.au>

Hi Dean,

In regards to the draft DGRs for this proposed redevelopment, the transport and traffic impact assessment to be prepared with consideration of the requirements in Item 7, needs to be revised to include assessment of traffic impact on the state road network (not just local). It should demonstrate the provision of any road infrastructure improvements if required, and consider pedestrian, cyclists and public transport services. Construction traffic impacts (not just access arrangements) also should be considered.

I understand that this has been referred to RMS, and their comments should be considered accordingly.

James

James Li
 A/Manager, Land Use and Transport Planning
 Planning and Programs
Transport for NSW

T 8202 2196 | M 0458 270 558
 Level 3, 18 Lee Street, Chippendale NSW 2008
 PO Box K659, Haymarket NSW 1240



From: Dean Spanos [mailto:Dean.Spanos@planning.nsw.gov.au]
Sent: Friday, 13 April 2012 2:50 PM
To: Nair, Mohini
Subject: Draft DGRs - Redevelopment of Dubbo Base Hospital, Dubbo (SSD 5250-2012)

Hi Mohini,

The Department of Planning and Infrastructure is seeking comments from Transport for NSW on the draft Director General Requirements (DGRs) for the redevelopment of Dubbo Base Hospital (SSD 5250-2012).

A referral letter was sent to Transport for NSW via email on 30 March 2012. The Department requested that any comments be made by the 13 April 2012. The Department requires comments from Transport for NSW in order to complete its assessment.

Could you please advise when any comments will be forwarded to the Department?

I have attached the referral letter and draft DGRs for your review.

Kind Regards

Dean Spanos
Metropolitan & Regional Projects South
NSW Department of Planning & Infrastructure | GPO Box 39 | SYDNEY NSW 2001
T 02 9228 6294 E Dean.Spanos@planning.nsw.gov.au



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