

# Director General's Environmental Assessment Requirements

## Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

<b>Application Number</b>	SSD 5363
<b>Proposal Name</b>	Kempsey District Hospital Redevelopment
<b>Development Description</b>	<p>Redevelopment of Kempsey District Hospital, including:</p> <ul style="list-style-type: none"> <li>• Construction Enabling Works, including demolition, bulk earthworks, piling and foundations, and general site preparation.</li> <li>• Main Construction Works, including construction of a new hospital building, refurbishment of vacated and existing under-utilised spaces within existing buildings, connections between new and existing hospital buildings, car parking and landscaping works.</li> </ul>
<b>Location</b>	119 River Street, Kempsey
<b>Applicant</b>	Health Infrastructure
<b>Date of Issue</b>	Reissued 5 December 2012
<b>General Requirements</b>	<p>The Environmental Impact Statement/s (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000.</p> <p>Notwithstanding the key issues specified below, the EIS/s must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</p>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Statutory and Strategic Context</b> – including: Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State &amp; Regional Development) 2011;</li> <li>• State Environmental Planning Policy No.55 – Remediation of Land;</li> <li>• State Environmental Planning Policy No.33 – Hazardous and Offensive Development;</li> <li>• State Environmental Planning Policy (Infrastructure) 2007; and</li> <li>• Kempsey Local Environmental Plan 1987.</li> </ul> <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• NSW 2021;</li> <li>• Mid North Coast Regional Strategy; and</li> <li>• Kempsey Development Control Plans, where relevant.</li> </ul> <p><b>2. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>• Address the height, bulk and scale of the proposed development within the context of the locality, including the existing hospital buildings and adjoining residential development.</li> </ul>

	<ul style="list-style-type: none"> <li>• Address design quality, with specific consideration of the overall site layout, connection with the existing adjacent hospital buildings, 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.</li> <li>• Impact of the proposed development on the existing internal hospital road network and associated car parking.</li> </ul> <p><b>3. Amenity</b> Detail amenity impacts including solar access, acoustic impacts, visual privacy, servicing requirements (including but not limited to, waste management, loading zones, mechanical plant), overshadowing and wind impacts. A high level of environmental amenity for land uses adjacent must be demonstrated.</p> <p><b>4. Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Include a description of the measures that would be implemented to minimise consumption of resources, water and energy.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>NSW Health's Engineering Services and Sustainable Development Guidelines (TS11)</i></li> </ul> <p><b>5. Noise and Vibration</b> Identify and provide a quantitative assessment of the main noise and vibration generating sources and activities at all stages of construction and any noise sources during operation. Outline measures to minimise and mitigate the potential noise and vibration impacts on existing hospital operations and surrounding occupiers of land.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>NSW Industrial Noise Policy (EPA)</i></li> <li>• <i>Interim Construction Noise Guideline (DECC)</i></li> </ul> <p><b>6. Transport and Accessibility</b></p> <ul style="list-style-type: none"> <li>• Detail proposed car parking arrangements for the development and expanded services and facilities, including parking requirements generated by construction and the displacement of visitor and patient car parking. Alternative off-site arrangements should be made for staff and construction workers.</li> <li>• Detail proposed access arrangements to the hospital, including augmentation requirements and intersection upgrade treatments, the type and size of vehicles accessing the site, and measures to mitigate any associated pedestrian, cycle or traffic impacts.</li> <li>• Provide accurate details of daily vehicle movements and assess the impacts of the traffic generated on the local road network, including impact on nearby intersections and any potential need for upgrading or road works (if required).</li> <li>• Provide a draft Construction Management Plan.</li> <li>• Prepare a Transport Accessibility Study that addresses the following: <ul style="list-style-type: none"> <li>– the proposed access and parking provisions, including the number of car parking spaces and compliance with the relevant Australian standards and parking codes;</li> <li>– demonstrates how users of the development will be able to make travel choices that support the achievement of State Plan targets;</li> <li>– details existing pedestrian and cycle movements within the vicinity of</li> </ul> </li> </ul>
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	<p>the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access; and</p> <ul style="list-style-type: none"> <li>- describes 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.</li> <li>- 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 (if required), having regard to local planning controls.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Guide to traffic generating development (RMS)</i></li> <li>• <i>Planning guidelines for walking and cycling</i></li> <li>• <i>EIS Guidelines – road and related facilities (DP&amp;I)</i></li> </ul> <p><b>7. Flora and Fauna</b> 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.</p> <p><b>8. Bushfire</b></p> <ul style="list-style-type: none"> <li>• A bushfire hazard assessment and report that addresses the requirements of clause 44 of the NSW Rural Fires Regulation 2008 and the requirements for Special Fire Protection Purpose Development as detail in Planning for Bush Fire Protection 2006 guidelines.</li> <li>• The assessment and report shall also address the existing hospital development's compliance with the requirements of Planning for Bushfire Protection 2006 guidelines and recommend any improvements to achieve a better bush fire outcome for the existing facility.</li> </ul> <p><b>9. Heritage</b> A statement of significance and an assessment of the impact on the heritage significance of any heritage items, including the Kempsey District Hospital site, and/or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual, if relevant.</p> <p><b>10. Aboriginal Heritage</b> 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, if relevant.</p> <p><b>11. Sediment, Erosion and Dust controls</b> Prepare a Soil and Water Management Plan that details measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Managing Urban Stormwater – Soils &amp; Construction Volume 1 2004 (Landcom)</i></li> <li>• <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i></li> </ul> <p><b>12. Utilities</b></p> <ul style="list-style-type: none"> <li>• In consultation with relevant agencies the EIS shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure through the</li> </ul>
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	<p>preparation of an Infrastructure Management Plan.</p> <ul style="list-style-type: none"> <li>• Prepare an Integrated Water Management Plan detailing any proposed alternative water supply, proposed end users of potable and non-potable water, demonstration of water sensitive urban design and water conservation measures.</li> </ul> <p><b>13. Contributions</b> Address Council's Section 94 Contribution Plan and Section 64 water and sewer developer service charges and/or details of any Voluntary Planning Agreement.</p> <p><b>14. Flooding</b> 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.</p> <p><b>15. Drainage</b> In consultation with Kempsey Shire Council, prepare a Stormwater Management Strategy and Plan that addresses drainage associated with the proposal, including stormwater and drainage infrastructure incorporating water sensitive urban design principles, water harvesting techniques with particular attention to the issue of on-site retention/detention and be designed to avoid any adverse impacts on downstream properties.</p> <p><b>16. Servicing and Waste</b> Preparation of a Waste Management Strategy that identifies, quantifies and classifies 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.</p> <p><b>17. Hazards</b> 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.</p> <p><b>18. Staging</b> Details regarding the staging of the proposed development (if proposed), including details of future stages.</p>
<b>Plans and Documents</b>	<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"> <li>• Architectural drawings, including internal road works, road layout and car parking;</li> <li>• Site Survey Plan, showing existing levels, location and height of existing and adjacent structures/buildings and boundaries;</li> <li>• Site Analysis Plan;</li> <li>• Stormwater Concept Plan;</li> <li>• Shadow Diagrams;</li> <li>• View Analysis/Photomontages;</li> <li>• Landscape Plan;</li> <li>• Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan;</li> </ul>

	<ul style="list-style-type: none"> <li>• Geotechnical and Structural Report, including bulk earthworks plan;</li> <li>• Arborist Report; and</li> <li>• Sample board and schedule of materials and finishes.</li> </ul> <p>The EIS must be accompanied by a Quantity Surveyors report, verifying the capital investment value of the proposed development in accordance with the definition contained within the <i>Environmental Planning and Assessment Regulation 2000</i>.</p>
<b>Consultation</b>	<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"> <li>• Kempsey Shire Council;</li> <li>• Roads and Maritime Services;</li> <li>• Local Aboriginal Land Council and stakeholders; and</li> <li>• Local Heritage Group/s, if relevant.</li> </ul> <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>
<b>Further consultation after 2 years</b>	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director General in relation to the preparation of the EIS.</p>
<b>References</b>	<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 proposal.</p>