



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

Our ref: 5307 - 2012  
File: 12/08241-1

**Attention: Ms Leone McEntee**

Dear Mr Rust,

**Modified DGRs for Bega Valley Health Service Redevelopment proposal (SSD 5307–2012)**

I refer to your email of 30 July 2012, requesting the modification of your Director General's environmental assessment requirements (DGRs) issued on 6 June 2012, for the Bega Valley Health Service Redevelopment proposal.

I note that your request to modify the DGRs has arisen due to Health Infrastructure now proposing a staged development application pursuant to section 83B of the *Environmental Assessment and Planning Act 1979*.

Accordingly, please find attached a copy of the modified DGRs for the preparation of Environmental Impact Statements (EISs) for the Bega Valley Health Service Redevelopment proposal. To assist in the lodgement of separate EISs for the hospital redevelopment, the DGRs have been set out according to the relevant key issues required to be addressed for the concept proposal and development works proposed at each stage.

The 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 modify 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-ROM) 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).

Your contact officer, Enguang Lee, can be contacted on 02 9228 6579 or at [enguang.lee@planning.nsw.gov.au](mailto:enguang.lee@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely



Heather Warton

**Director**

**Metropolitan and Regional Projects North**  
as delegate for the Director-General

10/8/12.

# Director General's Environmental Assessment Requirements

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

<b>Application Number</b>	5307-2012
<b>Proposal Name</b>	Bega Valley Health Service Redevelopment
<b>Development Description</b>	<p>Staged redevelopment of the Bega Valley Health Service Redevelopment proposal, including:</p> <ul style="list-style-type: none"> <li>• Staged development application that sets out the concept proposal for the site, including site layout and building envelopes;</li> <li>• Stage 1 Construction Enabling Works, including bulk earthworks, piling and foundations, services location and reticulation, internal and external road works, car parking and other civil infrastructure; and</li> <li>• Stage 2 Main Construction Works, including construction of a new 3-storey hospital building of approximately 26,000m<sup>2</sup>, car parking and associated landscaping.</li> </ul>
<b>Location</b>	Tathra Road, Bega
<b>Applicant</b>	Health Infrastructure
<b>Date issued originally</b>	6 June 2012
<b>Date modified</b>	10 August 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><b><u>Staged Development Application:</u></b></p> <p>The EIS for the staged development application for the Bega Valley Health Service Redevelopment must address the following specific matters:</p> <p><b>1. Statutory and Strategic Context</b> Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> <li>• <i>State Environmental Planning Policy (State &amp; Regional Development) 2011;</i></li> <li>• <i>State Environmental Planning Policy No.55 – Remediation of Land;</i></li> <li>• <i>State Environmental Planning Policy No.33 – Hazardous and Offensive Development;</i></li> <li>• <i>State Environmental Planning Policy (Infrastructure) 2007;</i></li> <li>• <i>Bega Valley 2030;</i></li> <li>• <i>Bega Valley Local Environmental Plan 2002;</i></li> <li>• <i>Draft Bega Valley Local Environmental Plan 2010; and</i></li> <li>• <i>Bega and District Strategic Directions Report.</i></li> </ul>

	<p><b>Permissibility</b> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><b>Development Standards</b> Identify the development standards applying to the site. Justify any development standards not being met.</p> <p><b>2. Policies, Guidelines and Planning Agreements</b> Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• <i>NSW.2021;</i></li> <li>• <i>South Coast Regional Strategy;</i></li> <li>• <i>Bega Valley Shire Council's Section 94 Plans;</i></li> <li>• <i>NSW Groundwater Policy Framework Document – General;</i></li> <li>• <i>NSW Groundwater Quality Protection Policy;</i></li> <li>• <i>Planning Guidelines for Walking and Cycling; and</i></li> <li>• <i>Crime Prevention through Environmental Design.</i></li> </ul> <p>Detail how the development promotes or is consistent with the provisions and strategic objectives of these documents.</p> <p><b>3. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>• Establishment of appropriate development controls including: <ul style="list-style-type: none"> <li>○ gross floor area</li> <li>○ land use distribution</li> <li>○ building footprints</li> <li>○ height and massing/building envelopes.</li> </ul> </li> <li>• Indicative plans and elevations for the concept proposal to detail design, height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography, streetscape, and existing hospital buildings.</li> <li>• Consideration of the overall site layout, connection with the existing adjacent hospital buildings and pedestrian connectivity to open spaces and hospital facilities.</li> </ul> <p><b>4. Ecologically Sustainable Development</b> Preliminary analysis of how ESD principles (as defined in clause 7(4) of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>) will be incorporated into the design, construction and ongoing phases of the development.</p> <p><b>5. Amenity</b> Preliminary analysis of perceived amenity impacts including overshadowing, privacy and analysis of significant views and vistas that would be impacted by the concept proposal.</p> <p><b>6. Transport and Accessibility</b> Undertake a preliminary assessment of the traffic impact of the concept proposal, with particular regard to:</p> <ul style="list-style-type: none"> <li>○ existing road capacity, traffic conditions, expected impacts and any upgrade requirements</li> <li>○ daily and peak traffic movements and impacts on intersections</li> <li>○ access arrangements to and within the site</li> <li>○ delivery, servicing and loading arrangements</li> <li>○ pedestrian and bicycle linkages to and within the site</li> <li>○ access for emergency vehicles.</li> </ul>
--	--

### **7. Flora and Fauna**

Undertake a preliminary assessment of the potential impacts on existing local flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and identify steps to be taken in future stages to mitigate any identified impacts to protect the environment.

### **8. Heritage**

Undertake a preliminary assessment of the impact of the concept proposal on the heritage significance of any heritage items, including Aboriginal and European items of heritage or cultural significance.

### **9. Bushfire**

Undertake a preliminary bushfire hazard assessment that addresses the requirements of the *Rural Fires Regulation 2008* and the requirements for Special Fire Protection Purpose Development as detailed in *Planning for Bush Fire Protection 2006* guidelines.

### **10. Flooding**

Undertake a preliminary flood assessment that addresses the provisions of the *NSW Floodplain Development Manual 2005* including the potential effects of climate change, sea level rise and an increase in rainfall intensity.

### **11. Staging**

Details regarding the staging of the proposed development.

### **Stage 1 Construction Enabling Works:**

The EIS for Stage 1 Construction Enabling Works for the Bega Valley Health Service Redevelopment must address the following specific matters:

#### **1. Statutory and Strategic Context**

Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:

- *State Environmental Planning Policy (State & Regional Development) 2011*
- *State Environmental Planning Policy No.55 – Remediation of Land*
- *State Environmental Planning Policy No.33 – Hazardous and Offensive Development*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *Bega Valley 2030*
- *Bega Valley Local Environmental Plan 2002*
- *Draft Bega Valley Local Environmental Plan 2010*
- *Bega and District Strategic Directions Report.*

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- *NSW 2021*
- *South Coast Regional Strategy*
- *Bega Valley Shire Council's Section 94 Plans*
- *NSW Groundwater Policy Framework Document – General*
- *NSW Groundwater Quality Protection Policy*
- *Crime Prevention through Environmental Design.*

#### **2. Noise and Vibration**

Identify and provide a quantitative assessment of the main noise and vibration generating sources and activities during Stage 1 Construction Enabling Works. Outline measures to minimise and mitigate the potential noise and vibration impacts on existing hospital operations and surrounding occupiers of land.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Interim Construction Noise Guideline (DECC)*

### **3. Transport and Accessibility**

- Detail proposed car parking arrangements, including parking requirements for Stage 1 Construction Enabling Works.
- 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).
- Preparation of a Traffic Impact Study to identify potential traffic impacts during the construction stage of the project, and measures to mitigate this impact.

→ *Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Development (RMS)*
- *EIS Guidelines – Road and Related Facilities (DP&I)*

### **4. 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, if relevant.

### **5. Drainage**

In consultation with Bega Valley Shire Council, prepare a Stormwater Management Strategy and Plan that addresses drainage associated with Stage 1 Construction Enabling works, including stormwater and drainage infrastructure, with particular attention to the issue of on-site retention/detention to avoid any adverse impacts on downstream properties.

### **6. Sediment, Erosion and Dust controls**

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 during Stage 1 Construction Enabling Works.

→ *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)*

### **7. Servicing and Waste**

Preparation of a Waste Management Strategy that identifies, quantifies and classifies the likely waste streams to be generated during Stage 1 Construction Enabling Works 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.

### **Stage 2 Main Construction Works:**

The EIS for Stage 2 Main Construction Works for the Bega Valley Health Service Redevelopment must address the following specific matters:

#### **1. Statutory and Strategic Context**

Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:

- *State Environmental Planning Policy (State & Regional Development)*

2011

- State Environmental Planning Policy No.55 – Remediation of Land
- State Environmental Planning Policy No.33 – Hazardous and Offensive Development
- State Environmental Planning Policy (Infrastructure) 2007
- Bega Valley 2030
- Bega Valley Local Environmental Plan 2002
- Draft Bega Valley Local Environmental Plan 2010
- Bega and District Strategic Directions Report.

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW 2021
- South Coast Regional Strategy
- Bega Valley Shire Council's Section 94 Plans
- NSW Groundwater Policy Framework Document – General
- NSW Groundwater Quality Protection Policy
- Planning Guidelines for Walking and Cycling
- Crime Prevention through Environmental Design.

## 2. Built Form and Urban Design

- Address the height, bulk and scale of the proposed hospital building and visual impact of car parking within the context of the locality and adjoining residential development.
- Demonstrate compliance with the development controls approved in the staged development application consent.
- Address design quality, with specific consideration of the overall site layout, connection with the existing adjacent hospital buildings, vistas and connectivity, open spaces and edges, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, colours, including an assessment against the *Crime Prevention Through Environmental Design* principles.
- Provide details demonstrating the relationship with the Stage 1 Construction Enabling Works development consent.

## 3. Amenity

Detail amenity impacts of the Stage 2 Main Construction Works including solar access, noise impacts, visual privacy, servicing requirements (including but not limited to, waste management, loading zones, mechanical plant) and overshadowing. A high level of environmental amenity for adjacent land uses must be demonstrated.

## 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.

→ *Relevant Policies and Guidelines:*

- *NSW Health's Engineering Services and Sustainable Development Guidelines (TS11)*

## 5. Noise and Vibration

Identify and provide a quantitative assessment of the main noise and vibration generating sources and activities during construction and operation. Outline measures to minimise and mitigate the potential noise and vibration impacts on existing hospital operations and surrounding occupiers of land.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*

- *Interim Construction Noise Guideline (DECC)*

## 6. Transport and Accessibility (Construction and Operation)

- 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.
- Detail proposed on-site car parking arrangements for the development, which shall be sufficient so as to minimise any off-site impacts to the local traffic network.

Prepare a Traffic Impact Study to identify potential traffic impacts during the construction and operational stage of Stage 2 Main Construction Works, and measures to mitigate this impact. Traffic generation for public hospitals is not covered in the RTA's *Guide to Traffic Generating Development* and traffic generation estimates should be based on similar developments and a first principles analysis of the proposal.

Intersection modelling using SIDRA should be undertaken for key junctions including Harry Scanes Avenue, Tathra Road and the proposed new access. The SIDRA analysis should be undertaken considering the following:

- AM and PM peak volumes and holiday peak volumes
- Existing traffic volumes with and without the development and 10 year projected volumes with and without the development.

The results of the SIDRA modelling should be used to demonstrate the appropriate treatment for the future estimated traffic volumes through the intersection.

Details of the proposed access, parking provision and service vehicle movements associated with the proposed hospital. This requires sight distance at any new access points to comply with the safe intersection sight distance in accordance with *Austrroads Guide to Road Design – Part 4a: Unsignalised and Signalised Intersections* Table 3.2, in both directions.

Prepare a Transport Accessibility Study with reference to the following:

- *NSW 2021*
- *Guide to Traffic Generating Development (RMS)*
- *NSW Planning Guidelines for Walking and Cycling*
- *Integrated Land Use and Transport Policy Package (DUAP)*
- *NSW Bike Plan*
- *Premier's Council for Active Living (PCAL) – Development & Active Living*
- *EIS Guidelines – Road and Related Facilities (DP&I)*
- *Austrroads Guide to Traffic Management Part 12: Traffic Impacts of Development*.

The Transport Accessibility Study shall:

- demonstrate the proposed access and parking provisions, including the number of car parking spaces for adequate compliance with the relevant Australian standards and parking codes
- demonstrate how users of the development will be able to make travel choices that support the achievement of NSW 2021 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, pedestrian and cycle access
- describe 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

- 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.

#### **7. 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 biodiversity.

#### **8. Bushfire**

- A bushfire hazard assessment and report that addresses the requirements of clause 44 of the *Rural Fires Regulation 2008* and the requirements for Special Fire Protection Purpose Development as detailed in *Planning for Bush Fire Protection 2006*.
- The assessment and report shall also address the existing hospital development's compliance with the requirements of *Planning for Bushfire Protection 2006* and recommend any improvements to achieve a better bushfire outcome for the existing site.

#### **9. Heritage**

A statement of significance and an assessment of the impact on the heritage significance of any heritage items should be undertaken in accordance with the guidelines in the *NSW Heritage Manual*, if relevant.

#### **10. Aboriginal Heritage**

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.

→ *Relevant Policies and Guidelines:*

- *Environmental Protection and Biodiversity Conservation Act 1999*
- *NSW Heritage Manual (1996)*
- *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (Office of Environment and Heritage, 2011).*

#### **11. Utilities**

- 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 preparation of an Infrastructure Management Plan.
- 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.

#### **12. Contributions**

Address Bega Valley Shire Council's Section 94 Contribution Plan and Section 64 water and sewer developer service charges and/or details of any Voluntary Planning Agreement.

#### **13. Flooding**

An assessment of flood risk on site with reference to 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.

→ *Relevant Policies and Guidelines:*

- *Managing Urban Stormwater – Soils and Construction Volume 1 2004* (Landcom).

#### **14. Drainage and Stormwater**

In consultation with Bega Valley 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.

#### **15. Groundwater and Surface Water**

The proposal must demonstrate compliance with the rules in any relevant Water Sharing Plan (WSP) and legislation. The EIS shall include

- An assessment of the impact of the proposal on watercourses, riparian areas, wetlands, groundwater sources and groundwater dependent ecosystems
- Adequate mitigating and monitoring requirements to address impacts to surface water and groundwater sources and dependent ecosystems.

The construction of watercourse crossings and/or any works in or within 40m if a watercourse must demonstrate consistency with NSW Office of Water's *Controlled Activity Guidelines*.

→ *Relevant Policies and Guidelines:*

- *NSW State Rivers and Estuary Policy (1993)*
- *NSW Wetlands Management Policy (1996)*
- *NSW State Groundwater Quality Protection Policy (1998)*
- *NSW State Groundwater Dependent Ecosystems Policy (2002)*
- *NSW Office of Water's Controlled Activity Guidelines (2010/11)*.

#### **16. Sediment, Erosion and Dust controls**

Prepare a preliminary 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 during Stage 2 Main Construction Works.

→ *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).

#### **17. Servicing and Waste**

Preparation of a Waste Management Strategy that identifies, quantifies and classifies the likely waste streams to be generated during Stage 2 Main Construction Works 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.

#### **18. 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 during Stage 2 Main Construction Works.

<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 Environmental Planning and Assessment Regulation 2000. 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>• Concept envelope drawings</li> <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> <li>• Geotechnical and Structural Report, including bulk earthworks plan</li> <li>• Arborist Report</li> <li>• Sample board and schedule of materials and finishes.</li> </ul>
<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>• Bega Valley Shire Council</li> <li>• Roads and Maritime Services</li> <li>• Local Aboriginal Land Council and stakeholders</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>

