



Contact: Ben Eveleigh
Phone: 02 9228 6391
Fax: 02 9228 6540
Email: ben.eveleigh@planning.nsw.gov.au

Our ref: SSD 13_5816
File: 13/02849-1

Mr Robert Rust
Chief Executive
Health Infrastructure
Level 8, 77 Pacific Highway
NORTH SYDNEY NSW 2060

Dear Mr Rust

DGRs for Lismore Base Hospital Redevelopment (Stage 3A) [SSD 13_5816]

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 Lismore Base Hospital Redevelopment (Stage 3A) at 60 Uralba Street, Lismore. 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-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, Ben Eveleigh, can be contacted on 02 9228 6391 or at ben.eveleigh@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

Heather Warton 26.2.13

Director

Metropolitan and Regional Projects North
as delegate for the Director General

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 13_5816
Proposal Name	Lismore Base Hospital Redevelopment (Stage 3A)
Development Description	Redevelopment of Lismore Base Hospital, comprising: • construction of a new five level hospital building, including: - o a new Emergency Department - o improved facilities for renal services - o shell space for future theatres - o plant area. • refurbishment works to existing hospital buildings.
Location	60 Uralba Street, Lismore
Applicant	NSW Health Infrastructure
Date of Issue	26 February 2013
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include: • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity; and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. The EIS must be accompanied by a report from a qualified quantity surveyor providing: • a detailed calculation of the capital investment value (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • an estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
Key Issues	The EIS 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 (Infrastructure) 2007; • State Environmental Planning Policy No 33—Hazardous and Offensive

	Development • State Environmental Planning Policy No.55 – Remediation of Land • Lismore Local Environmental Plan 2000 • Draft Lismore Local Environmental Plan 2011. <i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development. <i>Development Standards</i> Identify compliance with the development standards applying to the site. <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 and Guidelines Address the relevant planning provisions, goals and strategic planning objectives in the following: • NSW 2021 • NSW Bike Plan • Planning Guidelines for Walking and Cycling • Lismore Development Control Plan, where relevant • Lismore Regional City Plan 2005, where relevant • Lismore Urban Strategy 2005, where relevant • Lismore Floodplain Management Plan 2002, where relevant. 3. Built Form and Urban Design • Address the height, bulk and scale of the proposed development within the context of the locality. • Address design quality, with specific consideration of the overall site layout, streetscape, 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. • Consider activity space on the ground level and create clearly defined paths of travel and legible public entry points. 4. Amenity • Assess solar access, acoustic impacts, visual privacy, servicing requirements (including but not limited to, waste management, loading zones, mechanical plant), view loss, overshadowing, lighting impacts 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
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	alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. 6. Noise - 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. → <i>Relevant Policies and Guidelines:</i> <i>NSW Industrial Noise Policy (EPA)</i> <i>Interim Construction Noise Guideline (DECC)</i> 7. Transport and Accessibility (construction and operation) <u>Construction:</u> - Detail access arrangements at all stages of construction and measures to mitigate any associated traffic, pedestrian or cycleway impacts. - Provide details regarding car parking arrangements during construction, including the displacement of visitor and patient car parking. Alternative off-site arrangements should be made for staff and construction workers. <u>Operation:</u> - Detail how the development has taken into consideration travel choices, and how the development contributes to the achievement of transport objectives contained in NSW 2021. - Assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling), including the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behavioural change initiatives), and the provision of facilities to increase non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the site by public transport. - Provide details of the proposed daily and peak vehicle movements likely to be generated by the proposed development, including the impact on nearby intersections, local and state roads, and the need/associated funding for upgrading or road improvement works (if required). This is to include an analysis of the likely impact of the proposal on traffic flow and parking along sections of Uralba Street and Hunter Street directly adjacent to the hospital campus. AUSTROADS standards should be adopted for any necessary upgrading of the surrounding road network. - Detail the proposed access and parking provisions associated with the proposed development, including compliance with any parking codes and compliance with the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc). A 'Parking Management Plan' and 'Travel Plan' shall be prepared for the hospital where parking for the proposal is proposed at an off-site location. - Detail the proposed service vehicle movements (including vehicle types and the likely arrival and departure times). → <i>Relevant Policies and Guidelines:</i> <i>Guide to Traffic Generating Development</i> 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. - Identify and justify the removal of any mature trees. 9. 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.
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→ *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)*

10. 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.

11. Staging

Details regarding the staging of the proposed development (if proposed).

12. Contributions

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

→ *Relevant Policies and Guidelines:*

- *Lismore City Council Contributions Plan March 2004*
- *Lismore City Council Development Servicing Plan for Water Supply 2007/08*
- *Lismore City Council Development Servicing Plan for Wastewater 2007/08*

13. Flooding

An assessment of any flood risk on site (if relevant) and 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.

14. Bushfire

If relevant, demonstrate compliance with the provisions of Planning for Bushfire Protection (PBP) 2006.

15. Drainage

Provide details of the drainage associated with the proposal, including stormwater, drainage infrastructure and OSD, which shall be designed in consultation with Lismore City Council and must avoid any adverse impacts on downstream properties.

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. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.

17. 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.

18. Aboriginal Heritage

The EIS shall address aboriginal heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and

	Community Consultation (DEC 2005) and Aboriginal Cultural Heritage Consultation Requirements for proponents 2010. 19. Archaeological Impacts If relevant, an archaeological study is to be carried out on the site to identify any european and/or aboriginal archaeological impacts associated with the proposal. 20. Hazards The EIS shall include 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. 21. Acid Sulphate Soils If relevant, prepare a detailed Acid Sulphate Soils Management Plan.
Plans and Documentation	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: • Architectural drawings; • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries; • Site Analysis Plan; • Stormwater Concept Plan; • Shadow Diagrams; • View Analysis / Photomontages (from both directions along Uralba Street and from the north of the site); • Landscape Plan (identifying any trees to be removed and trees to be retained or transplanted); • Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan; • Geotechnical and Structural Report; • Arborist Report; • Acid Sulphate Soils Management Plan (if required); and • Schedule of materials and finishes.
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: • Lismore City Council; • Roads and Maritime Services; • Office of Environment and Heritage • Environmental Protection Agency; and • Transport for NSW. 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 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.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.

Our ref: MJK:EF12/562 CI13/2237
Your ref: SSD 13_5816
Contact: Mr R Mallam

19 February 2013

Team Leader
Metropolitan and Regional Projects North
NSW Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Ben Eveleigh

Dear Mr Eveleigh

**Request for DGRs for Lismore Base Hospital Redevelopment (Stage 3A) [SSD 13_5816]
60 Uralba Street, Lismore – Lismore Local Government Area**

Reference is made to your letter to Council requesting details of any key issues and assessment requirements in response to NSW Health Infrastructures request for DGRs for Lismore Base Hospital Redevelopment (Stage 3A).

Council has reviewed the draft DGR's and considers that they generally address all the relevant issues and requirements.

Council identifies below what it considers are the keys issues associated with the proposed Stage 3A redevelopment:

- The architectural design and visual appearance / impact of the proposed new building when viewed from the surrounding locality and streetscape;
- The provision of car parking to service the proposed redevelopment in the short and long term;
- The impact upon traffic flow and parking along Uralba and Hunter Streets;
- The visual and non-visual amenity impacts upon the existing dwellings on the eastern side of Little Uralba Street;
- Stormwater management;
- Noise impact upon the surrounding locality; and
- Construction Management.

In addition to the above Council requests that the Department of Planning and Infrastructure consider including the following requests for information into the DGR's:

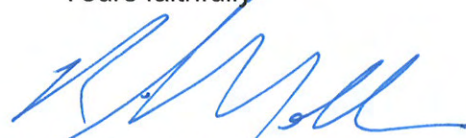
- Embellish the 'Built Form and Urban Design' section to include the need for the building design to:
 - consider the use of a mix of materials and colours;
 - create articulation and visual interest in the design of the building facades / treatments; and
 - consider activity space at the ground level;
 - create clearly defined paths of travel to legible public entry points; and
 - take into consideration that the hospital is a landmark building in the city and will in part set the urban design standard for future development in the precinct.
- Include in the 'Built Form and Urban Design' section the requirement for photomontages of the proposed new building to be provided, including from both directions along Uralba

Street and from the north of the site. The photomontages are to include the proposed plant and equipment (where visible).

- Include in the 'Transport and Accessibility (operation)' section the requirement to consider the likely impact of the proposed redevelopment upon the traffic flow and parking along the sections of Uralba and Hunter Streets directly adjacent to hospital.
- Include in the 'Transport and Accessibility (operation)' section the requirement for a detailed 'Parking Management Plan' and 'Travel Plan' for the Lismore Base Hospital where the possible provision of parking for the new development is proposed at an off-street location alternative to the hospital campus as a short / medium term solution to parking management pending a long term solution.
- Include in the 'Drainage' section the requirement to consider water sensitive design elements.

Should you have any further enquiries regarding this matter, please contact Mr R Mallam at Council's Corporate Centre, 43 Oliver Avenue, Goonellabah, 1300 87 83 87, Monday to Friday.

Yours faithfully



Mr R Mallam

Snr Development Assessment Officer (Planning)



File no. NTH07/01145, CR2013/000779
Your Reference SSD 13_5816

Mr David Gibson
Metropolitan and Regional Projects North.
Planning and infrastructure
PO Box 39
SYDNEY NSW 2001

Attention Mr Ben Eveleigh

Dear Sir

Request for DGRs for Lismore Base Hospital Redevelopment (Stage 3A) [SSD 13_5816].

I refer to your email of 1 February 2013. Roads and Maritime Services (RMS) requests that the following issues be addressed in any Environmental Impact Statement (EIS);

A detailed traffic study should be undertaken that takes into account the key issues relevant to the scale of this proposal as set out in Table 2.1 of the Roads and Traffic Authority's current 'Guide to Traffic Generating Developments' (copy attached) for each proposal. The traffic studies should include information relating to:

- Total impact of existing and proposed development on the state road network.
- Intersection sight distances
- Existing and proposed access conditions
- Improvements for road junctions / intersections
- Detail of servicing and parking arrangements
- Connectivity to existing developments
- Impact on Transport (Public and School Bus Routes)
- Provisions for pedestrians, alternative transport modes such as bicycles
- Road Traffic Noise

Current AUSTROADS standards should be adopted for any necessary upgrading of the surrounding road infrastructure.

Should you have any further enquiries regarding the above comments please do not hesitate to contact Michael Baldwin on 66861832.

Yours faithfully

John Alexander
Acting Regional Manager, Northern Region

19 FEB 2013

Roads & Maritime Services

Ben Eveleigh - the DGR for Lismore Base Hospital Redevelopment

From: Peter Lynch <Peter.Lynch@epa.nsw.gov.au>
To: "ben.eveleigh@planning.nsw.gov.au" <ben.eveleigh@planning.nsw.gov.au>
Date: 2/25/2013 3:48 PM
Subject: the DGR for Lismore Base Hospital Redevelopment
CC: Brett Nudd <Brett.Nudd@epa.nsw.gov.au>

Ben,

In relation to your letter (received 5/2/2013) requesting DGRs for Lismore Base Hospital Redevelopment, as discussed the EPA has no specific DGR to lodge for this proposal.

Regards

Peter Lynch
Operations Officer
North Coast Environment Protection Authority
peter.lynch@environment.nsw.gov.au
PO Box 498
Grafton NSW 2460
Phone: 02 66402502
Fax: 02 66 402539

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If you are not the intended recipient, please notify the sender and then delete it immediately. Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the Environment Protection Authority.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL



Contact: Claudine Loffi
Phone: 02 9873 8590
Fax: 02 9873 8599
Email: claudine.loffi@heritage.nsw.gov.au
Our ref: A1315746
File number: 13/03271
Your ref: SSD 13_5816

Mr David Gibson
Team Leader, Metropolitan and Regional Projects North
GPO Box 39
Sydney NSW 2001
Attention: Ben Eveleigh
c/o ben.eveleigh@planning.nsw.gov.au

Dear Mr Gibson

**Lismore Base Hospital – 60 Uralba Street – New multi-level hospital building –
SSD 13_5816 – Request for Director Generals Requirements**

I refer to your letter received by the Heritage Branch on 4 February 2013, requesting the NSW Heritage Council's input into the Director General's Requirements for the above state significant development.

The Health Infrastructure proposal consists of the following works:

- New five level hospital building
- Plant located on the top level

The preliminary environmental assessment has been reviewed and the following comments are accordingly provided as delegate of the Heritage Council with regard to considerations under the *Heritage Act 1977*.

Preliminary environmental assessment comments:

It is noted that this preliminary environmental assessment provides limited information on the potential heritage issues and impacts. The only information provided in the preliminary environmental assessment regarding heritage issues is as follows:

- no local or state heritage items are located on the site
- a heritage item in the vicinity known as 'Armstrong House' at 83 Uralba Street

This is not considered a sufficient assessment of the key heritage issues for the environmental assessments for the next stage of the development process. Some comments regarding this preliminary assessment include:

- The methodology does not comply with heritage assessment standards.
- The assessment of potential heritage issues has been restricted to statutory listings.
- Existing site features affected by the proposed development have not been identified.
- No history of the site has been provided.
- The potential heritage significance of existing site features has not been assessed.
- No information has been provided on other listings for site features, such as from local council heritage studies, Institute of Architects and National Trust registers.

- No information has been provided on potential disturbance of archaeological relics.
- The extent of proposed new works is unclear in terms of demolition works and the maximum built form proposed
- The development's potential impact on existing features and its relationship to the heritage item in the vicinity is unknown as a result.

Without this information, it is not possible to identify potential heritage issues to be considered in future environmental assessments.

Heritage Act considerations:

The Heritage Council and Heritage Branch comment on State Significant Developments when they would have otherwise required assessment under the Heritage Act. These include developments affecting sites of state heritage significance or disturbance of archaeological relics of local or state heritage significance.

The Heritage Council does not assess developments for items and areas of local heritage significance under the Heritage Act. These local heritage matters are instead assessed by the local council or other approval body under the *Environmental Planning and Assessment Act 1979* and its instruments.

The preliminary environmental assessment has provided insufficient information to determine whether this development would have required assessment under the Heritage Act and therefore whether Heritage Council or Branch comments are necessary for this development.

Heritage Council recommendations:

For the reasons outlined above, the delegate of the Heritage Council of NSW recommends that the Director General's Requirements for heritage are modified to specify the following requirements for the environmental assessment:

- An assessment of the heritage significance of the site as a whole and its affected parts and an assessment of any impacts the development may have upon this significance. These assessments are to be prepared in accordance with the guidelines in the NSW Heritage Manual for heritage assessments, levels of heritage significance, heritage impact statements and, where relics may be disturbed, archaeological assessments.
- The assessment should cover Aboriginal, historic, natural and archaeological places or objects of heritage significance, not limited to items which are currently listed.
- A statement of significance for the site as whole and affected parts, indicating the local, state or national level of significance of site components.
- Identify currently listed items or areas of heritage significance on the site and surrounding area affected by the proposal. Lists to consult include the local council's local environmental plan, local council heritage studies, the State Heritage Register, the National Trust Register, the Australian Institute of Architects Register of 20th Century Architecture and the Australian Government's National Heritage. Note that these lists are constantly evolving and that items with potential heritage significance may not yet be listed.
- A field survey to identify these and other places or objects of heritage significance within the area affected by the proposal including any buildings, works, relics, gardens, landscapes, views, trees or places with heritage significance.

- Policies and mitigation measures to limit heritage impacts and conserve the significance of these items, including consideration of wider heritage impacts in the area surrounding the site.
- Where it is likely that the project will impact on Aboriginal heritage, adequate community consultation should take place regarding the assessment of significance, likely impacts and mitigation measures, including seeking advice from the Office of Environment and Heritage in accordance with Section 89A of the National Parks and Wildlife Act, 1974 (as amended).

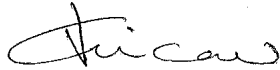
Next Heritage Council comments:

If the environmental assessment identifies impacts on archaeology or places with potential high or state level of heritage significance, then the Heritage Council would be pleased to provide further comments on this development as matters which would otherwise be considered under the Heritage Act.

However, if no impacts on archaeology or places with potential high or state level of heritage significance are identified, the Heritage Council will make no further comment on this development. Local heritage issues and impacts are matters to be assessed by the local council and other approval bodies under the Environmental Planning and Assessment Act and its instruments.

For enquiries regarding this matter, please contact Claudine Loffi at the Heritage Branch on (02) 9873 8590.

Yours sincerely



15/02/2013

Vincent Sicari

Manager Conservation Team

Heritage Branch

Office of Environment and Heritage

As Delegate of the Heritage Council of NSW



Office of
Environment
& Heritage

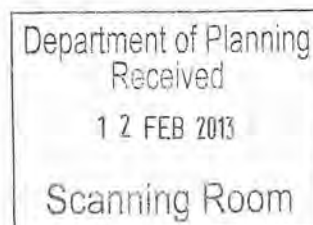


PCU041479

Your ref: SSD13_5816
Our reference: DOC13/3524; FIL07/123-03
Contact: Adrian Deville: (02) 6640 2509

Mr David Gibson
Team Leader, Metropolitan & Regional Projects North
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Att: Ben Eveleigh



8 February 2013

Dear Mr Gibson,

**Re: Proposed Redevelopment of Lismore Hospital, Uralba Street Lismore
Director General's Requirements**

I refer to your letter received 5 February 2013 inviting input from the Office of Environment and Heritage (OEH) for the preparation of Director-General Requirements (DGRs) for the above proposal. It is noted that the project will be assessed in accordance with the State Significant Development provisions under section 89C of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

On the basis of the documentation provided, OEH has identified the information it requires to assess an environmental impact statement (EIS) for the proposal to redevelop the existing hospital site. The proponent should ensure that the EIS is sufficiently comprehensive to enable determination of the extent of the likely impact(s) of the proposal. Key environmental issues to be addressed in the EIS are potential impacts on:

- Aboriginal cultural heritage values, and
- threatened species, endangered ecological communities and their habitats (listed under the Threatened Species Conservation Act (1995)).

Advice on the full list of issues that need to be addressed in the EIS are provided in Attachment 1. In carrying out the assessment, the proponent should refer to the relevant guidelines as listed in Attachment 2 in regard to relevant best practice management guidelines.

OEH requests one hard and 2 electronic (CD) copies of the EIS for assessment. These documents should be sent to Jon Keats at the address below.

If you require any further information regarding this matter please contact Adrian Deville, Regional Biodiversity Conservation Officer, on 66402511.

Yours sincerely



JON KEATS

**Manager Biodiversity Management Unit North East
Conservation and Regulation
Office of Environment and Heritage**

ATTACHMENT 1: OEH DIRECTOR-GENERAL'S REQUIREMENTS FOR EIS FOR PROPOSED REDEVELOPMENT OF LISMORE HOSPITAL, NSW SSD 13_5816

GENERAL INFORMATION

The Environmental Impact Statement (EIS) should identify the environmental objectives for the proposal. These environmental objectives will guide decisions on environmental controls and management throughout the life of the development. The EIS should fully detail the existing environment including a description of Aboriginal cultural heritage and flora and fauna characteristics.

Impacts related to the following environmental issues need to be assessed, quantified and reported on:

- Aboriginal cultural heritage and
- Biodiversity
- Flooding

Environmental impact statements (EISs) should address the specific requirements outlined below and assess impacts in accordance with the relevant guidelines mentioned. A full list of guidelines is at Attachment 2.

THE PROPOSAL

The objectives of the proposal should be clearly stated and refer to the:

- the size and type of the proposal and its operation;
- all anticipated environment impacts, both direct and indirect, including level of vegetation / habitat clearing
- the anticipated level of performance in meeting required environmental standards;
- threatened species, populations, ecological communities and / or habitats impacted upon
- the staging and timing of the proposal; and
- the proposal's relationship to any other proposal and/or developments.

THE PROJECT AREA

The EIS should fully identify all of the processes and activities intended for the site and during the life of the project, including details of:

- the location of the proposed development and details of the surrounding environment;
- the proposed layout of the site;
- appropriate land use zoning;
- ownership details of any residence and/or land likely to be affected by the proposal;
- maps/diagrams showing the location of residences and properties likely to be affected and other industrial developments, conservation areas, wetlands, etc in the locality that may be affected by the facility;
- all equipment proposed for use at the site;
- chemicals, including fuel, used on the site and proposed methods for the transportation, storage, use and emergency management;
- waste generation, storage and disposal;
- a plan showing the distribution of any threatened flora or fauna species and the vegetation communities on the subject site, and the extent of vegetation proposed to be cleared should be provided; and
- methods to mitigate any expected environmental impacts of the development.

ABORIGINAL AND CULTURAL HERITAGE

OEH recommends that the following Aboriginal cultural heritage issues be addressed by the proponent in preparing the EIS.

Existing Aboriginal cultural heritage values

OEH acknowledges the existence of numerous registered Aboriginal sites in the regional locality. These include earth mounds, burials, ceremonial sites and artefact scatters. It is recommended that the proponent consider any potential impacts of the proposal on these known Aboriginal sites/objects, the sensitivity and significance of these sites to the traditional Aboriginal knowledge holders and any relationship that may exist between these sites and any Aboriginal cultural heritage values of the project area.

Impacts of the project on Aboriginal cultural heritage values

Standard requirements:

1. The EIS must address and document the information requirements set out in the draft '*Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation*' (Department of Environment and Conservation 2005). This document is available from Department of Planning and Infrastructure upon request.
2. The EIS must include surveys by suitably qualified archaeological consultants in consultation with all of the local Aboriginal knowledge holders.
3. The EIS should identify the nature and extent of impacts on Aboriginal cultural heritage values across the project area and clearly articulate strategies proposed to avoid/minimise these impacts. If impacts are proposed as part of the final development, clear justification for such impacts should be provided.
4. The EIS must assess and document the archaeological and Aboriginal significance of the site's Aboriginal cultural heritage values.
5. Describe the actions that will be taken to avoid or mitigate impacts of the project on Aboriginal cultural heritage values. This must include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented. Any proposed methodology for Aboriginal cultural heritage investigation should reflect best practice standards recommended by OEH in the '*Code of Practice for Archaeological Investigations of Objects in New South Wales (2010)*'.
6. The EIS must provide documentary evidence to demonstrate that effective community consultation with Aboriginal communities has been undertaken in assessing impacts, developing protection and mitigation options and making final recommendations. OEH supports broad-based Aboriginal community consultation and as a guide OEH's '*Aboriginal cultural heritage consultation requirements for proponents 2010*' provides a useful model to follow. This requirement is available on OEH's website at: <http://www.environment.nsw.gov.au/licences/consultation.htm>.
7. If impacts on Aboriginal cultural heritage values are proposed as part of the final development, an assessment of the proposed impacts in the context of '*inter generational equity*' and cumulative impact must be undertaken. This assessment must examine both cultural and archaeological perspectives equally at both the local and regional levels, with consideration given to the site level and broader landscape level.

Note: If the EIS is relying on past surveys it is critical to confirm that the surveys are consistent with the requirements of the above Major Project application guidelines. Further, whilst there may be no requirement for obtaining an Aboriginal Heritage Impact Permit (AHIP) under Part 6 of the *National Parks and Wildlife Act 1974* (NPW Act) for projects approved under the provisions of Part 4 of the *Environmental Planning and Assessment Act 1979*, there

are other sections of the NPW Act which remain valid. This includes the requirement to obtain a Care Agreement for salvaged objects (Section 85) and reporting to OEH on the status of new or impacted Aboriginal sites (Section 89A).

BIODIVERSITY ISSUES

The EIS must detail the existing environment including discussion on flora and fauna characteristics. The following requirements should be addressed at a level of investigation appropriate to the site's current condition. Attention is also drawn to the Commonwealth legislation, the *Environment Protection and Biodiversity Conservation Act 1999*. If any species requiring consideration under this legislation may be affected by the proposal, approval for the works may also be required from the Commonwealth Department of Environment.

Flora

A comprehensive description of the vegetation of the subject site should be prepared. This will include an assessment of the condition of the plant communities present, including the designation of conservation significance at a local, regional and State level, and an assessment of the likely occurrence of any threatened species, populations and / or ecological communities listed under Schedules 1 or 2 of the *Threatened Species Conservation Act 1995* and any Rare or Threatened Australian Plant (ROTAP) species.

A plan showing the distribution of any threatened or ROTAP species and the vegetation communities on the subject site, and the extent of vegetation proposed to be cleared should be provided. This plan should be at the same scale as the plan of the area subject to development, and preferably showing the footprint of the proposed development superimposed on the vegetation, in order to assist in the assessment of impacts on existing vegetation.

Where the assessment concludes that threatened species, populations or their habitats, or endangered ecological communities exist on or are in close proximity to the subject site, the effect of the proposed development should be determined by an assessment pursuant to Section 5A of the *Environmental Planning and Assessment Act 1979*. An assessment of the impact of the development on the plant communities and / or ROTAP species should also be provided. A description of the measures proposed to mitigate and / or ameliorate the impact of the development on the plant communities, threatened and ROTAP species.

Fauna

A fauna survey to identify the distribution and abundance of fauna species known or likely to use the subject site should be undertaken. This should include a description of available fauna habitats and an assessment of the conservation status of each of the faunal components at a local, regional and State level.

A plan showing the results of the above survey should be provided. The plan should be at the same scale as (or as an overlay to) the plan of the development footprint and overall site, to assist in the assessment of potential impacts of the proposal on fauna.

An assessment of the potential impact of the development on fauna should be provided.

An assessment of the occurrence or likely occurrence of threatened species or populations, or their habitats, on the subject land should be provided. Where the assessment concludes that threatened species or populations, or their habitats, exist on or in close proximity to the subject site, the effect of the proposal should be determined in accordance with an assessment pursuant to Section 5A of the *Environmental Planning and Assessment Act*

1979. A description of the measures proposed to mitigate and/or ameliorate the impact of the development on fauna should be provided.

Surveys and Assessments

Records of flora and fauna on or near the construction site can be obtained from:

- The Wildlife Atlas <http://wildlifeatlas.nationalparks.nsw.gov.au/wildlifeatlas/watlas.jsp>.
- Rare or Threatened Australian Plants (ROTAP) database.
- Threatened Species, Populations & Ecological Communities of NSW Catchments www.threatenedspecies.environment.nsw.gov.au.

It should be noted that these databases are not comprehensive, should only be used as a guide and do not negate the need for specific site investigations.

To address likely impacts on threatened species (including their habitat), populations and ecological communities, the proponent will need to engage a suitably qualified environmental consultant to conduct an appropriate flora and fauna survey and provide an assessment report. This report will need to evaluate and mitigate any adverse impacts on such species, populations and communities on the subject site and within the immediate vicinity. Surveys and assessments should not be confined to the immediate development footprint, but also include any areas where ancillary works may be undertaken, for example, any upgrade in site access roads or other supporting infrastructure.

Surveys should be undertaken in accordance with OEH's Threatened Species survey and assessment guidelines (available at www.environment.nsw.gov.au)

Surveys are required to be undertaken during optimal climatic and seasonal conditions for all potentially occurring flora and fauna species and need to consider issues such as migratory species movements, the availability of shelter, breeding, pollination patterns and prerequisites, and also the relative availability of food resources and habitat.

ATTACHMENT 2 – GUIDANCE MATERIAL

Title	Web address
<u>Relevant Legislation</u>	
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>	http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/
<i>Environmental Planning and Assessment Act 1979</i>	http://www.legislation.nsw.gov.au/maintop/view/nforce/act+203+1979+cd+0+N
<i>National Parks and Wildlife Act 1974</i>	http://www.legislation.nsw.gov.au/maintop/view/nforce/act+80+1974+cd+0+N
<i>Threatened Species Conservation Act 1995</i>	http://www.legislation.nsw.gov.au/maintop/view/nforce/act+101+1995+cd+0+N
<u>Greenhouse Gas</u>	
The Greenhouse Gas Protocol: Corporate Standard, World Council for Sustainable Business Development & World Resources Institute	http://www.ghgprotocol.org/standards/corporate-standard
National Greenhouse Accounts (NGA) Factors, Australian Department of Climate Change (Latest relEISse),	http://www.climatechange.gov.au/publications/greenhouse-acctg/national-greenhouse-factors.aspx
National Greenhouse and Energy Reporting System, Technical Guidelines (latest relEISse)	http://www.climatechange.gov.au/en/government/initiatives/national-greenhouse-energy-reporting/tools-resources.aspx
	http://www.climatechange.gov.au/government/initiatives/ncat.aspx
National Carbon Accounting Toolbox	
Australian Greenhouse Emissions Information System (AGEIS)	http://ageis.climatechange.gov.au/
<u>Aboriginal Cultural Heritage</u>	
Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (2005)	Available from DoP.
Aboriginal Cultural Heritage Consultation Requirements for Proponents (EPA, 2010)	http://www.environment.nsw.gov.au/licences/consultation.htm
Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (EPA, 2010)	http://www.environment.nsw.gov.au/licences/archinvestigations.htm
Aboriginal Site Impact Recording Form	http://www.environment.nsw.gov.au/licences/DECCAHIIMSSiteRecordingForm.htm
Aboriginal Heritage Information Management System (AHIMS) Registrar	http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm
<u>Biodiversity</u>	
BioBanking Assessment Methodology (DECC, 2008)	http://www.environment.nsw.gov.au/resources/biobanking/08385bbassessmethod.pdf

Title	Web address
BioBanking Assessment Methodology and Credit Calculator Operational Manual (EPA, 2008)	http://www.environment.nsw.gov.au/biobanking/operationalmanual.htm
Threatened Species Survey and Assessment Guidelines: Field Survey Methods for Fauna -Amphibians (EPA, 2009)	http://www.environment.nsw.gov.au/resources/Threatenedspecies/09213amphibians.pdf
Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities - Working Draft (DEC, 2004)	http://www.environment.nsw.gov.au/resources/nature/TBSAGuidelinesDraft.pdf
Guidelines for Threatened Species Assessment (Department of Planning, July 2005)	Draft available from DoP
EPA Threatened Species website	http://www.environment.nsw.gov.au/Threatenedspecies/
Atlas of NSW Wildlife	http://wildlifeIStlas.nationalparks.nsw.gov.au/wildlifeIStlas/watlas.jsp
BioBanking Threatened Species Database	http://www.environment.nsw.gov.au/biobanking/biobankingtsd.htm
Vegetation Types databases	http://www.environment.nsw.gov.au/biobanking/vegetatedatabase.htm
PlantNET	http://plantnet.rbgsyd.nsw.gov.au/
Online Zoological Collections of Australian Museums	http://www.ozcam.org/
Threatened Species Assessment Guideline - The Assessment of Significance (EPA, 2007)	http://www.environment.nsw.gov.au/resources/Threatenedspecies/tsaguide07393.pdf
Principles for the use of biodiversity offsets in NSW	http://www.environment.nsw.gov.au/biocertification/offsets.htm

OEH Estate

Land reserved or acquired under the NPW Act

List of national parks	http://www.environment.nsw.gov.au/NationalParks/parksEISchatoz.aspx
Guidelines for developments adjoining land and water managed by the Department of Environment, Climate Change and Water (EPA, 2010)	http://www.environment.nsw.gov.au/resources/protectedareas/10509devadjEPA.pdf