

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.

