

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_6074
Proposal Name	Norwest Private Hospital Expansion
Location	11 Norbrik Drive, Bella Vista
Applicant	Healthscope Limited
Date of Issue	29 August 2013
General Requirements	<p>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>.</p> <p>Notwithstanding the key issues specified below, the EIS 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 risk assessment, must include:</p> <ul style="list-style-type: none"> • 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. <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) (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	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context – including: Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • 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; • The Hills Local Environmental Plan 2012. <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the</p>

	<p>development.</p> <p><i>Development Standards</i> Identify compliance with the development standards applying to the site.</p> <p>2. Policies Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW 2021; • Draft Metropolitan Strategy for Sydney to 2031; • The Hills Development Control Plan 2012; • NSW Long Term Transport Master Plan 2012; • NSW Bike Plan; • Planning Guidelines for Walking and Cycling; and • Healthy Urban Development Checklist, NSW Health. <p>3. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Address the height, bulk and scale of the proposed development within the context of the locality, including the existing Norwest Private Hospital, surrounding Norwest Business Park and existing RL116 maximum height control stipulated within The Hills Local Environmental Plan 2012. • Address the design quality, with specific consideration of the overall site layout, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of colours and an assessment against the Crime Prevention through Environmental Design principles. <p>4. Environmental Amenity Assess solar access, overshadowing, visual privacy, servicing requirements (including waste management, loading zones and mechanical plant), acoustic impacts and wind impacts.</p> <p>5. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • 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 (including water sensitive urban design) and energy. <p>6. Noise and Vibration Identify 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 potential noise and vibration impacts on surrounding occupiers of land during both construction and operation.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy (EPA)</i> • <i>Interim Construction Noise Guideline (DECC)</i> • <i>Assessing Vibration: A Technical Guideline 2006</i> <p>7. Transport and Accessibility</p> <ul style="list-style-type: none"> • Detail access and parking arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycle, public transport or traffic impacts. • Detail access arrangements, including that of emergency vehicles, service vehicles and patient pickup/drop off, at all stages of operation and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks. • Assess the cumulative traffic impacts on the road network having regard
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to other approved and planned land use and infrastructure developments within Norwest Business Park, including the following intersections:

- Norwest Boulevard/Lexington Drive/Elizabeth Macarthur Drive; and
 - Old Windsor Road/Norbrik Drive.
 - Demonstrate how users of the development will be able to make travel choices that support the achievement of State Plan 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 and pedestrian and cycle access.
 - Describe the 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.
 - Demonstrate the provision of sufficient on-site car parking, including any proposed controlled car park arrangements and associated impacts its operation would have on existing on-street car parking.
 - Estimate the total daily and peak hour trips generated by the proposed development, including vehicle, public transport, pedestrian and cycle trips. Identify 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, having regard to local planning controls.
- *Relevant Policies and Guidelines:*
- *Guide to Traffic Generating Developments (RTA)*
 - *EIS Guidelines – Road and Related Facilities (DoPI)*
 - *NSW Planning Guidelines for Walking and Cycling*
 - *Austrroads Guide to Traffic Management Part 12: Traffic Impacts of Development.*

8. Heritage

The EIS shall include a statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas, including Bella Vista Farm House, including view lines to and from the item, in accordance with the guidelines in the NSW Heritage Manual.

9. Aboriginal Heritage

Where relevant, 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.

10. Sediment, Erosion and Dust Controls

Identify measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.

→ *Relevant Policies and Guidelines:*

- *Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)*
- *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)*

11. Utilities

- Preparation of an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure shall be addressed.
- Preparation of an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.

	<p>12. Staging Provide details regarding the staging of the proposed development (if proposed).</p> <p>13. Contributions Address Council's Section 94A Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>14. Flooding As assessment of any flood risk on site 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.</p> <p>15. Drainage Detail drainage associated with the proposal, including stormwater and drainage infrastructure.</p> <p>16. Servicing and 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.</p> <p>17. 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.</p>
Plans and Documents	<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"> • Architectural drawings; • Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings • Site analysis plan; • Shadow diagrams; • View analysis/photomontage; • Stormwater Concept Plan; • Landscape Plan; • Preliminary Construction Management Plan, inclusive of a Construction Traffic Management Plan; • Geotechnical and Structural Report; and • Schedule of materials and finishes.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • The Hills Shire Council; • Local heritage group/s; and • Local Aboriginal Land Council and relevant stakeholders. <p>The EIS must describe the consultation process and the issues raised, and</p>

	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. 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.