

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_6160
Proposal Name	Mona Vale Community Health Centre
Location	Mona Vale Hospital, Coronation Street, Mona Vale
Applicant	Health Infrastructure
Date of Issue	18 October 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 (CIV) (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) 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 future 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; - Pittwater Local Environmental Plan 1993; and - Draft Pittwater Local Environmental Plan 2013 <i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.

Contamination

Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.

→ *Relevant Policies and Guidelines:*

- *Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)*

2. Policies and Guidelines

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

- NSW 2021;
- Draft Metropolitan Strategy for Sydney to 2031;
- Pittwater 21 Development Control Plan;
- NSW Long Term Transport Master Plan 2012;
- NSW Bike Plan;
- Planning Guidelines for Walking and Cycling; and
- Healthy Urban Development Checklist, NSW Health.

1. Built Form and Urban Design

- Address the height, bulk and scale of the proposed development within the context of the locality and the Mona Vale Hospital Campus.
- Address design quality, with specific consideration of the overall site layout, streetscape, 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.

2. Amenity

Detail amenity impacts including solar access, acoustic impacts, visual privacy, 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.

3. 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 alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.

4. Noise and Vibration

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

→ *Relevant Policies and Guidelines:*

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

5. Transport and Accessibility (Operational)

- Prepare a Transport Accessibility Study that addresses the following:
 - 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;

- estimates 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 road network, in particular on Pittwater Road, including intersection capacity and any potential need for upgrading or road works (if required), having regard to local planning controls;
- the proposed access arrangements at all stages of operation, including access for ambulances, emergency vehicles, service vehicles, and compliance with the relevant Australian standards;
- the parking provisions, including details on any loss of car parking spaces and the proposed number of car parking spaces, and compliance with the relevant Australian standards and parking codes;
- demonstrates how users of the development will be able to make travel choices that support sustainable travel;
- 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; and
- detail any measures, including augmentation requirements and intersection upgrade treatments, to mitigate any associated pedestrian, cycle or traffic impacts.

→ *Relevant Policies and Guidelines:*

- *Guide to traffic generating development (RMS)*
- *Planning guidelines for walking and cycling*
- *EIS Guidelines – road and related facilities (DP&I)*

6. Transport and Accessibility (Construction)

Detail access arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycleway or traffic impacts.

7. 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.

→ *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)*

8. 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.

9. Contributions

Address any Section 94 Contributions Plan and/or provide details of any Voluntary Planning Agreement.

10. 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.

	11. Drainage Provide details of the drainage associated with the proposal, including stormwater, drainage infrastructure and OSD, which shall be designed in consultation with council and must avoid any adverse impacts on downstream properties. 12. 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. 13. 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. 14. Staging Details regarding the staging of the proposed development.
Plans and Documentation	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. 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; • View Impact Assessment; • 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 Pittwater Council. 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.