

**Department of Planning**

**LONG BAY GAOL HOSPITALS PROJECT**

**PROJECT APPLICATION**

**Environmental Assessment Requirements under part 3A of the  
Environmental Planning and Assessment Act 1979**

<b>Project</b>	Long Bay Gaol Hospitals Project – Project Application No.06-0043
<b>Capital Investment Value</b>	\$130 million
<b>Site</b>	Land Bounded by Anzac Parade, Bilga Crescent, Calga Avenue and Austral Street, Malabar  Lot 5291, DP 824057
<b>Proponent</b>	Department of Justice and Health
<b>Date of Issue</b>	22 February 2006
<b>Date of Expiration</b>	22 February 2008
<b>Special Provision</b>	<ul style="list-style-type: none"> <li>Declared to be a Major Project under part 3A of the Environmental Planning and Assessment Act 1979 by the Minister for Planning on 16 February 2006 under SEPP (State Significant Development) 2005.</li> <li>In accordance with the Instrument of Delegation dated 16 February 2006 certain functions have been delegated to Randwick City Council.</li> </ul>
<b>General Requirements</b>	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> <li>An executive summary;</li> <li>A description of the proposal including: <ul style="list-style-type: none"> <li>Description of site, including cadastre and title details;</li> <li>Design, construction, operation, maintenance, rehabilitation and staging as applicable; and</li> <li>Project objectives and need (if relevant);</li> </ul> </li> <li>An assessment of the environmental impacts of the project, with particular focus on the key assessment requirements listed below; and</li> <li>A statement on the validity of the environmental assessment, the qualification of person(s) preparing the assessment and that the information contained in the Environmental Assessment is neither false nor misleading.</li> <li>If the Director General considers that Environmental Assessment does not adequately address the environmental assessment requirements, the Director General may require the proponent to submit a revised environmental assessment to address the matter notified to the proponent.</li> <li>If the Director-General considers that the Environmental</li> </ul>

	<p>Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent.</p> <ul style="list-style-type: none"> <li>• The Director General may modify these requirements by further notice to the proponent.</li> </ul>
<b>Environmental Assessment Requirements</b>	<ul style="list-style-type: none"> <li>• In preparing the Environmental Assessment, the proponent must address matters set out in the attached <u>Schedule 1</u> and,</li> <li>• The proponent is to prepare a draft Statement of Commitments addressing issues in Schedule 1 including (but not limited to) details of environmental management issues, mitigation measures and monitoring for the project (if required).</li> </ul>
<b>Consultation Requirements</b>	<p>During the preparation of the Environmental Assessment the proponent must consult with the following agencies regarding matters raised in their submissions:</p> <ul style="list-style-type: none"> <li>(a) Roads and Traffic Authority;</li> <li>(b) Department of Natural Resources;</li> <li>(c) NSW Heritage Council.</li> </ul> <p>The Environmental Assessment is to demonstrate that consultation has occurred and how the matters raised have been addressed.</p> <p>If applicable, the Commonwealth Department of Environment and Heritage is to be consulted regarding the application of the Commonwealth Environment Protection and Biodiversity Conservation Act.</p> <ul style="list-style-type: none"> <li>• After the Environmental Assessment has been accepted by the Director General, the Director General will make the Environmental Assessment publicly available for 30 days.</li> <li>• Notification of the Environmental Assessment will be placed in a newspaper circulating in the locality.</li> <li>• The Environmental Assessment will be referred to agencies and stakeholders previously notified of the project.</li> <li>• During that period, any person (including a public authority) may make a written submission.</li> <li>• Copies of submissions received or a report of the issues raised in those submissions will be forwarded to the proponent and any public authority the Director General considers appropriate.</li> </ul> <p>The Director General may require the proponent to submit to the Director General:</p> <ul style="list-style-type: none"> <li>(a) A response to the issues raised in those submissions; and</li> <li>(b) A preferred project report that outlines any proposed changes to the project to minimise its environmental impact, and</li> <li>(c) Any revised statement of commitments.</li> </ul>

	If the Director General considers that significant changes are proposed to the nature of the project, the Director General may require the proponent to make the preferred project available to the public.
<b>Deemed Refusal Period</b>	60 days unless the Director General notifies otherwise.
<b>Panels Constituted under s75G</b>	No Panel under Section 75G is required.
<b>Application Fee Information</b>	Fee payable is \$142,800.00 (inclusive of Planfirst fee) and advertising fee of \$830.00.
<b>Landowners Information</b>	The consent of the land owner is to be provided if required under s8F of the Environmental Planning and Assessment Regulation 2000.
<b>Documents to be Submitted</b>	Ten (10) copies of the Environmental Assessment. One (1) copy of the Environmental Assessment and Plans on CD-ROM (PDF format) Ten (10) sets of plans to scale, including one (1) set at A3 size.

## **SCHEDULE 1**

### **Part A: Heads of Consideration**

- a) Suitability of the site.
- b) Likely environmental, social and economic impacts with a focus on the key issues and the principle of ecologically sustainable development.
- c) The public interest.

### **Part B: Relevant EPIs and Guidelines**

- a) Planning provisions applying to the site including permissibility of all plans including but not limited to:
  - i) SEPP 11 – Traffic Generating Development;
  - ii) SEPP 55 – Contamination;
  - iii) Randwick Local Environmental Plan 1998; and
- b) Nature and extent of non compliance with specified EPIs.
- c) Where non compliance or residual environmental impacts occur, consideration of alternatives and/ or compensatory works to address impacts.
- d) The following detailed information is required (see Part C and Part D).

### **Part C: Key Issues**

#### **Environmental Impacts**

A description of any contamination and its impacts on the environment, including mitigation and disposal measures as applicable.

Compliance with the deemed DCP for the subject site as it applies to the proposal.

#### **Ecological Impacts**

Impact of the proposed development on the environmental sustainability and proposed measures in relation to achievement of the principles of environmentally sustainable development.

Impact on any significant trees within the site.

### Heritage Impacts

The Environmental Assessment must include a Heritage Impact Statement addressing:

- a) The impact of the proposed development of items of state and local heritage significance, including heritage settings and view corridors to the old gatehouse
- b) Compliance with conservation policies adopted for the site in the current CMP and where non compliance reasons and the impacts and be accompanied by an Archaeological Assessment and Management Plan;
- c) Consultation and outcomes with the NSW Heritage Council.

### Construction Impacts

The Environmental Assessment must provide details of:

- a) The proposed staging of the development;
- b) Any likely geotechnical impacts of the development on the site;
- c) Likely impacts from and management and mitigation measures of noise, vibration, dust, soil and erosion issues, and waste material removal;
- d) A description of the management of contamination issues during construction;
- e) Impacts and mitigation of disturbance on surrounding residents arising from construction traffic.
- f) Impacts of construction traffic on the local and regional road system including a description of how access to the site during construction is to be managed.

### Operational Impacts

Impacts of the proposed development on the amenity of local residents, including views, noise and traffic.

Description of the social impact of the proposed development on the surrounding community and proposed measures to mitigate identified issues.

### Services and Infrastructure

The Environmental Assessment must include a description of how stormwater generated by the proposal will be managed on site within the context of the Long Bay Correctional Complex's security requirements, including compliance with relevant local and state policies.

Suitability of geotechnical and groundwater conditions for the proposed development.

### Matters of National Environmental Significance

The Environmental Assessment must consider and address the impacts of the project, if any, on matters of National Environmental Significance under the Commonwealth Environment Protection and Biodiversity Conservation Act.

### **Part D: Statement of Commitments**

The proponent is required to include in the Environmental Assessment a statement of the commitments the proponent is prepared to make for environmental management and mitigation measures on the site.