

**MAJOR PROJECT APPLICATION FOR ROYAL NORTH SHORE
HOSPITAL (RNSH) (STAGE 1)**

**ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF
THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Project	<p>Major Project Application – Royal North Shore Hospital (RNSH) (Stage 1) (MP 06_0192)</p> <p>Demolition of the existing buildings and the erection of a new research and educational facility as generally described in the Preliminary Environmental Assessment prepared by Burnsbridge for the Department of Planning dated 17 July 2006.</p>
Site	Reserve Road & Westbourne Street, Royal North Shore Hospital Site, St Leonards
Proponent	NSW Health
Date of Issue	2 August 2006
Date of Expiration	2 August 2008 (2 years from date of issue)
Special Provision	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (Major Projects SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 8 March 2006.
General Requirements	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> ▪ an executive summary; ▪ a description of the proposal including: <ul style="list-style-type: none"> ○ description of the site, including cadastre and title details; ○ design, construction, operation, maintenance, rehabilitation and staging as applicable; and ○ project objectives and need (if relevant); ▪ an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and ▪ a statement on the validity of the Environmental Assessment, the qualifications of person(s) preparing the assessment and that the information contained in the Environmental Assessment is neither false nor misleading.
Key Assessment Requirements	<p>Part A – Heads of Consideration</p> <ul style="list-style-type: none"> ▪ suitability of the site; ▪ likely environmental, social and economic impacts; ▪ justification for undertaking the project; and ▪ the public interest. <p>Part B – Relevant EPIs, Guidelines and other documents to be addressed</p> <ul style="list-style-type: none"> ▪ planning provisions applying to the site including permissibility and the provisions of all plans and policies; ▪ nature and extent of non-compliance with specified EPIs; ▪ consideration of alternatives to the proposal; and ▪ concept plan environmental assessment and State significant site study for RNSH. <p>Part C – Key Issues to be addressed</p> <ul style="list-style-type: none"> ▪ requirements of the Department and other agencies as set out as follows: <p>1. Development Staging and Impacts on Existing Uses</p> <p>It is understood that the proposal is stage 1 of a multi stage redevelopment of RNSH. The Environmental Assessment should include the proposed method of development staging and demonstrate that it is consistent with, and can accommodate, the future redevelopment of RNSH as well as operate independently.</p> <p>Detailed plans and documentation should be submitted that articulates the status of existing buildings and how it is intended to relocate or displace existing uses</p>

temporary or otherwise, possible future expansion areas, vehicular car parking (location and numbers), access and delivery areas and proposed road closures.

2. Built Form & Urban Design

Design justification for the proposal should be outlined, including an analysis of existing topography, bulk and scale of existing development, building heights, view corridors, streetscape and address, vehicular and pedestrian connectivity, entry points, traffic management and hierarchy.

Particular regard should be given to relevant good practice urban design guidelines and principles when formulating the proposal. It should also be demonstrated that the optimum urban design outcome for the site and its environs has been achieved, including appropriate setbacks, use of external building materials and landscaping.

Existing heritage items should be identified, including significant heritage buildings, landscape elements, curtilages, setting and important views. Any impacts should be minimised and mitigated where appropriate. It is desirable that all significant historical components of RNSH be conserved and adaptively reused.

Good vehicular and pedestrian linkages should be provided to RNSH and beyond. The primary drop off area to the research/education facility should be clearly identified and appropriate disability access provided in accordance with appropriate Disability Access Guidelines.

3. Transportation & Access

The Environmental Assessment should address traffic and car parking provision (including separation of service vehicles and public parking facilities), access, service delivery and traffic generation, associated with both the final development and during the construction period.

A transport report should be prepared in accordance with the RTA's *Guide to Traffic Generating Developments* and/or other relevant guidance where appropriate including the EPA's *Environmental Criteria for Road Traffic Noise*. Further detailed advice should be sought from the RTA and/or Council where appropriate.

4. Environmental and Ecological Impacts

The Environmental Assessment must include details as to how the environmental and ecological impacts of the proposal will be managed. Matters to be addressed (but not be limited to) include:

- a) a description of any contamination and its impacts on the environment, including mitigation and disposal measures as applicable;
- b) any likely geotechnical impacts for the development on the site;
- c) existing vegetation and any compensatory planting if required;
- d) drainage and stormwater management issues, including on site detention of stormwater, WSUD, and drainage infrastructure;
- e) details of the development's sustainable environmental management measures including but not limited to, NatHERS ratings, water sensitive urban design measures, energy efficiency, recycling and waste disposal; and
- f) waste management issues including operational waste, in particular biomedical, infectious or other toxic waste;
- g) any noise and acoustic issues;
- h) likely construction impacts, including but not limited to, traffic, noise, vibration, air quality, soil and erosion, and waste material as well as the proposed management measures; and
- i) details of how the development proposal will be satisfactorily serviced for utility services such as the supply of water, sewerage, stormwater, gas, electricity and telephone services and comply with the requirements of any public authorities (e.g. Sydney Water, Energy Australia, Telstra Australia etc) in regard to the connection to, relocation and/or adjustment of the services.

5. Telecommunications

The Environmental Assessment should identify and address any implications of the proposal on the use of the broadcast tower at 217A Pacific Highway, Artarmon and other telecommunications facilities in terms of the level of electromagnetic radiation environment, interference issues and existing microwave links.

Part D – Statement of Commitments

- proposed mitigation and management of residual impacts;
- a draft statement of commitments detailing measures for environmental

	<p>management and mitigation measures and monitoring for the project; and</p> <ul style="list-style-type: none"> ▪ address the possible scope of a planning agreement and/or developer contributions. <p>Part E – Test of adequacy</p> <p>If the Director-General considers that the 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 matters notified to the proponent.</p> <p>The Director-General may modify these requirements by further notice to the proponent.</p> <p>Part F – General Environmental Risk Analysis (in relation to all components of the project)</p> <p>Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and occupation), proposed mitigation measures and potentially residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the Environmental Assessment.</p>
Consultation Requirements	<p>You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the Environmental Assessment:</p> <p>(a) Agencies or other authorities:</p> <ul style="list-style-type: none"> ▪ Willoughby City Council <p>(b) Public:</p> <ul style="list-style-type: none"> ▪ Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy. ▪ Any additional meetings proposed by the local member or other relevant group. <p>(c) Peer Review Requirements:</p> <ul style="list-style-type: none"> ▪ List any components of the Environmental Assessment to be independently peer reviewed prior to submission.
Deemed refusal period	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
Panels constituted under s75G	No Panels are required at this stage.
Application Fee Information	A fee of \$135,788 is applicable to the application. The fee is based on estimated cost of works as per the <i>Environmental Planning and Assessment Regulation 2000</i> .
Landowners Information	<p>Landowner's information is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>For notification both inside and outside of the RNSH site, the Department will seek landowners' and occupiers' details from Council.</p>
Documents to be submitted	<p>Ten (10) hard copies of the Environmental Assessment.</p> <p>Five (5) copies of the Environmental Assessment and plans on CD-ROM (pdf format)</p> <p>Photomontages</p> <p>Models</p> <p>Plans</p> <p>Drawings</p>