

Part 3A – Project Application

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application No.	MP 07_0102
Project	The proponent is seeking project application approval for the redevelopment of a building in Wollstonecraft for the purpose of a melanoma research and treatment centre operated by the Sydney Melanoma Unit.
Site	18-22 Sinclair Street, Wollstonecraft (Lot 1 DP 802791)
Proponent	St Vincents and Mater Health Sydney Limited
Date of Issue	18 September 2007
Date of Expiration	18 September 2009 (2 years from date of issue)
General Requirements	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1) an executive summary. 2) a description of the proposal and related matters including: <ul style="list-style-type: none"> o textual and diagrammatic articulation of the proposal; o description of the existing environment and suitability of the site; o various components and stages of the project as relevant; and o related subdivision of the site. 3) justification for the project and alternatives considered; 4) project objectives; 5) a consideration of all relevant NSW State Environmental Planning Policies, applicable planning instruments and relevant legislation, including justification of any proposed variations from these; 6) an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; 7) a draft Statement of Commitments, outlining commitments to public benefits, environmental management, mitigation and monitoring measures with a clear identification of who is responsible for these measures if and where relevant; and 8) a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Issues to be addressed	<p>The Environmental Assessment must address the following key issues for both construction and operation, including proposed minimisation and mitigation measures where relevant:</p> <ul style="list-style-type: none"> ▪ Built Form and Design – Design, height, bulk and scale of the proposal in relation to the surrounding streetscape, including proposed building materials, shading and visual impact. Interface with surround residential area. Any potential for a 'wind tunnel' effect to be generated by the design. ▪ Heritage - A Statement of Heritage Impact should be prepared in accordance with NSW Heritage Office guidelines and include an assessment of the relationship between the proposed new development and the heritage buildings in the vicinity. ▪ Transport, Traffic & Access – Forecast traffic generation by the proposal and ensuing traffic impacts. Proposed car, pedestrian, bicycle and public transport access to the site, including management of traffic during construction and provisions for parking for staff and visitors. Also proposed emergency evacuation and public access. ▪ Noise – Any anticipated noise from the development or associated plant or equipment and predicted impacts on any sensitive receivers. ▪ Air quality – Any anticipated dust impacts from construction of the proposal on sensitive receivers. Any potential for emissions from the research facility.

	<ul style="list-style-type: none"> ▪ Site contamination – Whether there is any potential for existing contamination of the site prior to commencement of construction and remediation plans. ▪ Ecologically Sustainable Development – Detail any proposed measures for reduction of water or energy usage, usage of raw materials or waste production. ▪ Waste management – Proposed mechanisms for safe removal of medical waste. ▪ Utilities Infrastructure - Address existing capacity, constraints and requirements of the development for sewerage, water, waste disposal, wastewater treatment, recycled water, gas, electricity, telephone, sewerage and easements for services in consultation with relevant agencies.
Consultation Requirements	<p>During the preparation of the Environmental Assessment, you should consult with the relevant Local or State government authorities, service providers, community groups and other stakeholders.</p> <p>In particular, you must consult with:</p> <p>Agencies, other authorities and groups:</p> <ul style="list-style-type: none"> ▪ North Sydney Council; ▪ NSW Health (including Private Health Care Branch); ▪ NSW Heritage Office; ▪ all utility providers; and ▪ the Department of Environment and Climate Change (if any noise impacts or site contamination are anticipated). <p>Public</p> <p>Document all community consultation undertaken to date and discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from consultation and an effective communications strategy.</p> <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>
Deemed refusal period	60 days
Application Fee Information	<p>Fees are applicable to the application. A \$49,381 fee is required, based on provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>This fee is based on the submitted project Capital Investment Value of \$22.49 million as set out in Clause 8H of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p>
Landowners Consent	Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> .
Documents to be submitted	<p>Once the draft EA has been submitted and determined to be adequate by the Department the applicant should submit:</p> <ul style="list-style-type: none"> • 10 hard copies of the environmental assessment report & sets of subdivision plans; and • 5 copies of the environmental assessment report and plans on CD-ROM (in PDF – please ensure all files are less than 2Mb in size)