



NSW GOVERNMENT
Department of Planning

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Mr David Gates
Director – Asset & Contract Services
NSW Health
Locked Mail Bag 961
NORTH SYDNEY NSW 2059

Our ref: MP 07_0136
Your ref:
File: S 07/01328

Dear Mr Gates,

**Director General's Environmental Assessment Requirements for Lismore Base Hospital
Stage 2 - Cancer Care Centre (MP 07_0136).**

I write in response to your request for Director-General's environmental assessment requirements for the above project.

Please find the Director-General's environmental assessment requirements attached. The Director-General's environmental assessment requirements were prepared from the information provided within your application and in consultation with relevant Government agencies, including Council.

Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director-General considers that the Environmental Assessment does not adequately address the DGR's, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, a submission from council addressing their key issues for the proposal. Please note that these responses have been provided to you for information and do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Anthony Witherdin on 02 9228 6173 or via e-mail at anthony.witherdin@planning.nsw.gov.au.

Yours sincerely

Jason Perica 30/10/07
Executive Director - Strategic Sites & Urban Renewals
(as delegate for the Director General)

To D General

PA 7/11/07

*for review & coordination
of the EA preparation*

*John Sung
Health Infrastructure* 7/11/07

Director-General's Requirements

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

Application number	MP 07_0136
Project	Construction of a new 2 storey purpose built Cancer Care Centre providing cancer care services including radiotherapy and chemotherapy.
Location	Lismore Base Hospital, Hunter Street & Uralba Street, Lismore
Proponent	NSW Health
Date issued	
Expiry date	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. An outline of the scope of the project including: <ul style="list-style-type: none"> • any development options; • justification for the project taking into consideration any environmental impacts of the project, the suitability of the site and whether the project is in the public interest; and • outline of the staged implementation of the project if applicable; 3. A thorough site analysis including constraints mapping and description of the existing environment; 4. Consideration of any relevant statutory and non-statutory provisions and identification of any non-compliances with such provisions, in particular relevant provisions arising from environmental planning instruments, Regional Strategies (including draft Regional Strategies) and Development Control Plans; 5. An assessment of the key issues specified below (PART A – Key Issues) and a table outlining how these key issues have been addressed. 6. Consideration of impacts, if any, on matters of national environmental significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>; 7. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 8. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and 9. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project.
Key issues	<p>PART A - Key Issues</p> <p>The EA must address the following key issues:</p> <p>Traffic Impacts (Construction and Operational)</p> <p>Prepare a traffic impact study in accordance with the RTA's Guide to Traffic Generating Developments which addresses the following matters:</p> <ul style="list-style-type: none"> • any changes to traffic generation resulting from the project/construction and any required road / intersection upgrades; • existing traffic conditions, road network and road capacity; • access to and within the site including emergency access; • proposed loading dock(s) and car parking arrangements; and • service vehicle movement, clearance, separation and delivery times.

Environmental Amenity

The project must achieve a high level of environmental amenity. In particular the EA is to address the following issues:

- *Solar access*: Shadow diagrams are to be submitted demonstrating impacts of the proposal on both public and private open space areas and internal living areas within the development and on adjoining properties.
- *View Loss*: Ensure the design maintains an equitable share of existing private and public scenic views.

Design Quality

- Address the height, bulk and scale of the proposed development within the context of the locality.
- Address the design quality with specific consideration of the façade, massing, setbacks, and proportions to openings, building articulation, and amenity (including amenity impacts for adjoining and surrounding development).

Drainage/Flooding

The EA shall address;

- Drainage issues associated with the development/site, including: on-site detention of stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.
- Potential flooding issues associated with the proposal in accordance with Lismore City Council's DCP 7 (Flood Prone Lands) and other relevant guidelines.

Infrastructure requirements/Utilities

- Address infrastructure requirements and staging and monitoring of infrastructure works.
- In consultation with relevant agencies, address the existing capacity and requirements of the development for water, electricity, waste disposal, telecommunications and gas.

Heritage

The Environmental Assessment must provide the following:

- an appropriate level of heritage assessment in relation to the demolition works, including the preparation of a report prepared in accordance with the NSW Heritage Office's *Statement of Heritage Impacts 2002*;
- an appropriate level of archaeological and aboriginal assessment in consultation with the NSW Heritage Office, to determine the likely impact upon archaeological and aboriginal material on the site

Landscaping

Provide a Landscape Plan illustrating:

- Treatment of the communal/public open space areas on the site;
- Screen planting along the common boundaries with adjoining properties; and
- Tree protection measures both on and off the site.

Acoustics & Noise

The EA shall address noise impacts associated the facility including construction and ongoing operational noise (assessed against NSW DEC (EPA) guidelines).

Ecologically Sustainable Development (ESD)

The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases.

Waste Management

The EA should address waste management issues including trade waste in accordance with Lismore City Council's DCP No. 47 (Waste Minimisation) and other relevant guidelines.

	<p>Contamination The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p>Consultation Undertake an appropriate and justified level of consultation with the following agencies during the preparation of the EA:</p> <p><u>Agencies or other authorities:</u></p> <ul style="list-style-type: none"> • Lismore City Council; • Roads and Traffic Authority, NSW; • Heritage Office of NSW; and • Any other State Agencies where relevant; <p><u>Public:</u></p> <ul style="list-style-type: none"> • Document all community consultation undertaken to date or discuss the proposed strategy for community consultation. <p>The consultation process and the issues raised should be described in the EA.</p>
Deemed refusal period	60 days



all communication to
GENERAL MANAGER

our ref: P9873 07-8982

your ref: S07/01328-1

contact: Helen Manning

16 October 2007

The Director
Strategic Assessments
Department of Planning
GPO Box 39
SYDNEY 2001

Dear Sir

Lismore Base Hospital Cancer Care Centre

Thank you for your recent letter containing a request for advice on key issues and assessment requirements to be included in the Director-General's Environmental Assessment Requirements for the above major project.

In addition to the matters contained in the draft requirements attached to your letter, the following key issues should be addressed in the assessment of this project:

- The provision of sufficient parking for staff, patients and visitors in accordance with the Lismore Development Control Plan No. 1 Chapter 7 Off-street Car Parking;
- Assessment of traffic impacts should include management of construction traffic;
- Contaminated lands assessment in compliance with SEPP 55 and Council's policy;
- Identification of disability access to the building, complying with Council's Disability Access Guidelines;
- Compliance with standards for food preparation and fit-outs;
- Trade waste identification, management and disposal of potentially hazardous waste;
- Landscaping is to comply with Council's Landscape Guidelines;
- Building and car park design and landscaping should address the principles of crime prevention through environmental design;
- Signage proposed for the building should be shown on the plans;
- External lighting and intensity values/compliances;
- An Environmental Management Plan for the site addressing soil, water and noise management during construction.

If you have any further enquiries on this matter please contact the undersigned on telephone 02 6625 0565.

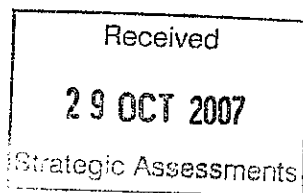
Yours faithfully

Helen Manning
Manager-Planning Services



File No. 257.5395/N01145 07/2162
Reference. S07/01328-1
Leisa Sedger

Director Strategic Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001



Major Project No 07-0136. Lismore Base Hospital Cancer Care Centre.

Dear Sir

I refer to your letter received 11 October 2007 concerning the above.

The impact of this development will be confined primarily to council's local road network and consultation with Lismore City Council regarding traffic and parking impacts should be a requirement.

In order to maintain the safety and efficiency of the road network it is desirable to identify the necessary road infrastructure requirements as early as possible for the planning of the development.

A traffic study should be undertaken that takes into account the key issues relevant to the scale of this proposal as set out in Table 2.1 of the Roads and Traffic Authority's current 'Guide to Traffic Generating Developments' (copy attached). This should include information relating to:

- Total impact of existing and proposed development on the overall local road network
- Intersection sight distances
- Existing and proposed access conditions
- Detail of servicing and parking arrangements
- Improvements for road junctions
- Connectivity to existing developments
- Impact on Transport (Public and School Bus Routes)
- Provisions for pedestrians, alternative transport modes such as bicycles
- Road Traffic Noise

Current AUSTROADS standards should be adopted for any necessary upgrading of the surrounding road infrastructure.

If Council has any further enquiries please contact Mrs Leisa Sedger on 6640 1362 or email land_use_northern@rta.nsw.gov.au.

Yours faithfully

David Bell
Regional Manager Northern Region

25 OCT 2007

Roads and Traffic Authority



31 Victoria Street
Grafton NSW 2460

PO Box 576
Grafton NSW 2460

T 02 6640 1300

www.rta.nsw.gov.au

2.3 Issues to be addressed

A traffic impact study should follow the standard format and structure that is listed in Table 2.1. This format covers the key issues to be addressed in determining the impact on traffic of a development. Use of this format and the checklist will ensure those involved in the preparation and / or assessment of Development Applications that the most significant matters are considered.

Table 2.1
Key issues in preparing traffic impact studies

Procedures & Key Parameters	Source	Check /
<i>Brief description of the development</i>		
<i>Application and study process</i>		
Introduction		
<i>Background</i>		
<i>Scope of report</i>		
The key issues and objectives of a traffic impact study		
General Data Collection / Existing Conditions		
<i>Description of the Site and Proposed Activity</i>		
<i>Site location</i>		
Current land use characteristics (zoning) of the proposed site and land use in the vicinity	Council	
Site access		
<i>The Existing Traffic Conditions</i>		
Road hierarchy, including the identification of the classified road network (major and minor roads) which may be affected by the development proposal	Council / RTA	
Inventory of road widths, road conditions, traffic management and parking control	Council, RTA and Survey	
Current and proposed roadworks, traffic management works and bikeways	Council / RTA	
<i>Traffic Flows</i>		
Selection of key streets - possibly divided into the major and the minor road network; selection of key assessment periods, chosen to cover the times at which the development would be expected to have its major impacts	Section 3	
AADT on key streets	RTA / Council / Survey	
Daily traffic flow hourly distribution, particularly in or near residential areas	Survey	



Procedures & Key Parameters	Source	Check ✓
Estimate of the speed of traffic on the road to which vehicular access is proposed	Survey	
Current traffic generation of site	Survey	
Daily and peak period heavy vehicle flows and percentages	Survey	
The adaptation of appropriate computer models or techniques for assessing levels of traffic congestion and queuing conditions		
<i>Traffic Safety</i>		
Accident history of road network in the area	Accident Histories	
<i>Parking Supply and Demand</i>		
On-street parking provision	Local Council	
Off-street parking provision	Councils / Surveys	
Current parking demand, including utilisation by time of day and turnover rates	Survey	
Short term pick up and set down areas	Council / Survey	
<i>Modal Split</i>	STA / Survey	
<i>Public Transport</i>		
Rail station locations	SRA	
Bus routes and bus stop locations; Pedestrian access to bus stops; Constraints and conflicts	STA / Private Operators / Survey	
Rail and bus service frequencies, ideally separated into Monday to Friday, Saturday and Sunday, for both peak and off-peak times	SRA / STA / Private Operators	
Commuter parking provision	SRA / Survey	
<i>Pedestrian Network</i>		
Identify major pedestrian routes	Survey	
Pedestrian flows and potential conflicts with vehicles, particularly where such conflicts cause capacity constraint on either vehicular or pedestrian movement	Observation	
Pedestrian infrastructure	Survey	
<i>Proposed developments in the vicinity</i>	Council	



Procedures & Key Parameters	Source	Check
Proposed Development		
<i>The Development</i>		
Plan reference, if plans not contained in study report		
Nature of development		
Gross floor areas of each component of development		
Projected number of employees/users/residents		
Hours and days of operations		
Staging and timing of development		
Selection of appropriate design vehicles for determining access and circulation requirements	Section 6	
<i>Access</i>		
Driveway location, including review of alternative locations	Sections 5, 6	
Sight distance of driveways and comparisons with stopping and desirable minimum sight distances	Section 6	
Service vehicle access	Section 6	
Analysis of projected queuing at entrances	Section 6	
Current access to site and comparison with proposed access		
Provision for access to, and by, public transport	Section 6	
<i>Circulation</i>		
Proposed pattern of circulation	Section 6	
Internal road widths	Section 6	
Provision for bus movements		
Service area layout		
<i>Parking</i>		
Proposed supply		
Parking provision recommended by State Government policy	RTA	
Council code and local parking policies and plans	Council	
Parking layout		
Projected peak demand, based where appropriate on similar research reports and on surveys of similar developments,	Section 5	
Parking for Service / courier vehicles and bicycles	Section 5	



Procedures & Key Parameters	Source	Check
Impact Of Proposed Development		
<i>Traffic generation during design periods</i>		
Daily and seasonal factors		
Pedestrian generation and movements		
<i>Traffic Distribution and Assignments</i>		
Hourly distribution of trips		
Assignments of these trips to the road system, based where possible on development feasibility studies or on origin/destination surveys undertaken at similar developments in the areas.		
<i>Impact on Traffic Safety</i>		
Assessment of Road Safety Impact		
<i>Impact of Generated Traffic</i>		
Daily traffic flows and composition on key streets and their expected effect on the environment, particularly in residential areas		
Peak period volumes at key intersections and effect of generated traffic on congestion levels	Survey	
Impact of construction traffic during construction stages		
Other proposed developments in the vicinity, their timing and likely impact, if known	Local Council	
Assessment of pedestrian movements	Survey	
Assessment of traffic noise		
<i>Public Transport</i>		
Options for extensions and changes to bus routes and bus stops, following discussions with the STA and or private bus operators	STA	
Provision for pedestrian access to bus stops		
<i>Recommended Works</i>		
Improvements to site access and circulation		
Improvements to roads, signals, roundabouts and other traffic management measures		
Improvements to pedestrian facilities		
Effect of recommended works on the operation of adjacent developments		



Procedures & Key Parameters	Source	Check
Effect of recommended works on public transport services, including bus routes, bus stops and access thereto		
Provision of LATM measures		
Funding of proposed improvement projects		
Noise attenuation measures		



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