



NSW GOVERNMENT
Department of Planning

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Our ref: S07/01865

Your ref:

Mr Bob Chambers
BBC Consulting Planners
PO Box 438
BROADWAY NSW 2007

Dear Mr Chambers,

**Subject: Proposed Hospital – 35 Walter Street and 64 Billyard Avenue, Wahroonga
(Project Application MP 07_0151)**

I refer to the above Major Project Application and the Director-General's environmental assessment requirements issued on 9 February 2008. Since issuing the requirements, the Department has continued to consult external agencies on key issues raised by the proposed development.

The Department of Health and Ageing has advised that to date no application appears to have been made for the transfer of at least 50 Federally funded aged care beds and NSW Health has advised the proposal does not appear to be a 'hospital' but an aged care facility. We have also received representations from several residents concerned about your proposal at Nield Avenue Greenwich, highlighting similarities to this development.

On this basis the Director-General's requirements have been reviewed and modified in accordance with Section 75(F) of the *Environmental Planning and Assessment Act 1979*. The modifications include a new section called 'Hospital Land Use'. The provision of this information will allow the Department to rigorously test validity of the proposed hospital use.

Should you require any clarification or further information please contact Emma Hitchens, Senior Planning Officer, Strategic Assessments on 9228 6434.

Yours sincerely

Jason Perica
Executive Director 30/4/08
Strategic Sites and Urban Renewal

Part 3A – Project Application

Director-General's Requirements

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

Application No.	MP 07_0151
Project	The proponent is seeking project application approval for the construction of a hospital in Wahroonga for the purpose of caring for the aged, infirm and/or disabled. The project also incorporates nurses accommodation and the restoration of heritage significant Rippon Grange.
Site	35 Water Street and 64 Billyard Ave, Wahroonga (Lot 1 and 2 DP 375262 and Lot 1 726091)
Proponent	Murlan Consulting
Date of Issue	9 February 2008, as reviewed 30 April 2008 (<i>If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.</i>)
Special Provision	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 11 December 2007.
General Requirements	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the proposal comprising: <ul style="list-style-type: none"> ◦ textual and diagrammatic articulation of the proposal; ◦ description of the site, including cadastre and title details; ◦ design, construction, operation, maintenance, rehabilitation and staging as applicable; ◦ project objectives and need; • 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, including evidence of need for hospital in local area; • Consideration of alternatives; and • Public Interest. <p>Part B – Relevant EPIs, Guidelines and other requirements 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; (including the Ku-ring-gai PSO, Draft (Heritage Conservation) LEP 30, relevant DCPs, SEPP 11, SEPP 19, SEPP 53, SEPP 55, and SEPP 65. • Nature and extent of compliance with relevant EPIs; • Evidence of application for a license for the premises as a private hospital under the <i>Private Hospitals and Day Procedure Centres Act 1988</i>. <p>Part C – Key Issues to be addressed</p> <p>Requirements of the Department are as follows:</p> <p>Previous Land and Environment Court Judgements</p> <p>Key matters to be addressed include:</p> <ul style="list-style-type: none"> • outline/comparison of proposal with previous Court judgements; and • response to Court findings by proposal (ie how have concerns been addressed).

Hospital Land Use

Key matters to be addressed include:

- Type of Health Care Facility proposed (eg. Private Hospital, Public Hospital, Aged Care Facility etc), identification of relevant regulatory jurisdictions and approvals required;
- Comment as to how the proposal differs from 'residential care facilities' such as those defined in the Seniors Housing SEPP;
- General compliance with the 'Health Facilities Guidelines' including:
 - Role delineation and levels of service the facility is designed for;
 - Staff profiles;
 - Health Planning Units (HPU's) and schedule of accommodation; and
 - Functional relationships diagram;
- Funding arrangements and evidence of any applications/ approvals for funding;
- Confirmation the proposed building complies with Class 9A building requirements under the Building Code of Australia;
- Any evidence of private bed allocation from NSW Health; and
- Staging/ timing of approvals process, building construction and operation of facility.

Urban Form and Design

Key matters to be addressed include:

- urban design, height, density, bulk and scale of the proposal in relation to the surrounding development, landscape and topography;
- impact on streetscape/landscape; and
- details of proposed areas of and nature of landscaping and open space.

Amenity Impacts on Neighbours

- visual impact, privacy and overshadowing.

Transport, Traffic & Access

Key matters to be addressed include:

- demonstrate compliance with the RTA *Guidelines for Traffic Generating Development*;
- existing traffic conditions, road network and road capacity on and in the vicinity of the site;
- proposed internal road and access arrangements;
- measures to promote public transport usage and modal share including bus & train networks and connections;
- pedestrian and bicycle linkages;
- proposed car parking arrangements; and
- proposed emergency evacuation and public access.

Heritage

Key matters to be addressed include:

- an updated conservation management plan for the site incorporating the Heritage Council's advice of 5 December 2007;
- a Heritage Impact Study (HIS) prepared in accordance with NSW Heritage Council guidelines. The HIS should address:
 - the relationship between the proposed new hospital and the heritage components of the site and the visual impact of the new buildings;
 - measures to minimise and mitigate potential adverse heritage impacts; and
 - impacts on the curtilage and any significant landscape elements of the heritage items.
- any archaeological impacts

Bushfire Risk Assessment

- demonstrate compliance with the NSW Rural Fire Services *Planning for Bushfire Protection*.

	<p>Biodiversity Key matters to be addressed include;</p> <ul style="list-style-type: none"> • impact of the development on existing native flora and fauna and their habitats, including identified threatened species, having regard to the <i>Threatened Species Assessment Guidelines</i>; • a Species Impact Statement addressing the endangered ecological community of Blue Gum High Forest; • a Vegetation Management Plan providing for the on-going care, retention and improvement of the Blue Gum High Forest community; and • assessment of the significance of trees on the site and their condition if/when proposed to be removed. <p>Planning Agreements and/or Developer Contributions</p> <ul style="list-style-type: none"> • The environmental assessment should address and provide the likely scope of a planning agreement and/or developer contributions between the proponent and the local council. <p>Construction and operational impacts Key matters to be addressed include:</p> <ul style="list-style-type: none"> • any likely geotechnical impacts for the development on the site; • flooding, drainage and stormwater management issues, including: on-site detention of stormwater, WSUD, and drainage infrastructure; • noise and vibration; and • air pollution. <p>ESD measures Key matters to be addressed include:</p> <ul style="list-style-type: none"> • details of the development's proposed ESD measures including NatHERS ratings, BASIX water sensitive urban design measures, energy efficiency, recycling and waste disposal; recycling and waste disposal; • details of any cut and fill and whether any fill is proposed to be imported or exported to/from the site. <p>Services Key matters to be addressed include:</p> <ul style="list-style-type: none"> • capacity of water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project; and • any upgrading works to infrastructure necessary to service the development and contributions applicable under any adopted contributions plans. <p>Part D – Draft Statement of Commitments</p> <ul style="list-style-type: none"> • Proposed mitigation and management of residual impacts; and • A Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.
<p>Consultation Requirements</p>	<p>During the preparation of the Environmental Assessment, you should undertake an appropriate level of consultation with the relevant Local or State government authorities, service providers, community groups and other stakeholders. In particular, you should consult with:</p> <p>Agencies, other authorities and groups:</p> <ul style="list-style-type: none"> ▪ Ku-ring-gai Council; ▪ NSW Health (including Private Health Care Branch); ▪ NSW Heritage Office; ▪ NSW Roads and Traffic Authority; ▪ NSW Department of Environment and Climate Change; and ▪ All utility providers.

Deemed refusal period	120 days
Application Fee Information	The application fee is based on Capital Investment Value of the project as defined in the Major Projects SEPP and as set out in Clause 8H of the <i>Environmental Planning and Assessment Regulation 2000</i> . To verify the cost of works for this project you are requested to submit a Quantity Surveyor's report for the project.
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	Once the draft EA has been submitted and determined to be adequate by the Department the applicant should submit: <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)