

# Director-General's Requirements

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

<b>Project</b>	Electricity substation at Royal North Shore Hospital
<b>Site</b>	Royal North Shore Hospital site (RNSH), St Leonards
<b>Proponent</b>	NSW Health
<b>Date issued</b>	30 January 2008
<b>Expiry date</b>	30 January 2010
<b>Special Provision</b>	The Director General, as delegate of 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</i> on 8 March 2006.
<b>General requirements</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. A description of the proposal and description of adjoining sites;</li> <li>3. Consideration of any relevant statutory provisions; <ul style="list-style-type: none"> <li>• overview of other environmental issues and any relevant provisions arising from environmental planning instruments;</li> <li>• a detailed assessment of the key issues specified below, which includes: <ul style="list-style-type: none"> <li>- an assessment of the potential impacts of the project;</li> <li>- a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project;</li> </ul> </li> <li>• a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures</li> <li>• a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest;</li> <li>• a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.</li> </ul> </li> </ol>
<b>Key issues</b>	<p><b>Part A – Heads of Consideration</b></p> <ul style="list-style-type: none"> <li>• Suitability of the site;</li> <li>• Likely environmental, social and economic impacts;</li> <li>• The public interest.</li> </ul> <p><b>Part B – Relevant EPIs and approved Concept Plan</b></p> <ul style="list-style-type: none"> <li>• Planning provisions applying to the site;</li> </ul> <p><b>Part C – Environmental Assessment</b></p> <p>The Environmental Assessment must address the following:</p> <p>a) <b>Built form:</b></p> <ul style="list-style-type: none"> <li>• Provide details of the height, bulk and scale of the proposed works, and the visual impact of the proposed works on the RNSH site and adjoining properties.</li> <li>• Materials and finishes, and roof treatments to be detailed.</li> </ul> <p>b) <b>Access and Parking:</b></p> <ul style="list-style-type: none"> <li>• Provide an assessment of the vehicular and pedestrian access to the site and any parking arrangements.</li> <li>• Detail traffic management during construction.</li> <li>• As the proposed substation is on an existing parking area, address the</li> </ul>

	<p>reduction in on-site parking on the RNSH site.</p> <p>c) <b>Landscaping:</b></p> <ul style="list-style-type: none"> <li>• Detail proposed landscaping works;</li> <li>• Address impacts of construction work on any existing vegetation.</li> </ul> <p>d) <b>Stormwater:</b></p> <ul style="list-style-type: none"> <li>• Detail stormwater management.</li> </ul> <p>e) <b>Electro-magnetic radiation:</b></p> <ul style="list-style-type: none"> <li>• Address potential electro-magnetic radiation impacts.</li> </ul> <p>f) <b>Noise and Odour:</b></p> <ul style="list-style-type: none"> <li>• Address noise and odour emissions that may be generated from the operation of the substation.</li> </ul> <p>g) <b>Ecologically Sustainable Development:</b></p> <ul style="list-style-type: none"> <li>• Detail any proposed measures for reduction of water and energy usage, usage of raw materials and waste production.</li> </ul> <p>h) <b>Other approvals:</b></p> <ul style="list-style-type: none"> <li>• Consistency with the Concept Plan for RNSH (MP 06_0051) approved on 13 April 2007, including landscaping and parking.</li> <li>• Address how the proposed works relate to other approvals issued or under consideration by Willoughby City Council including: <ul style="list-style-type: none"> <li>– DA 2006/165 for stage 3 of the Royal North Shore Private Hospital;</li> <li>– DA 2007/142 for alterations to 'The Cottage' breastscreen facility.</li> </ul> </li> </ul> <p><b>Part D - Statement of Commitments</b></p> <p>The Environmental Assessment for the project application must include the following:</p> <ul style="list-style-type: none"> <li>• proposed mitigation and management of residual impacts; and</li> <li>• a draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project. Issues are to include stormwater management, construction impacts (including traffic and landscape management), waste generation and collection and mitigation of amenity impacts from construction activities etc.</li> </ul>
<b>Deemed refusal period</b>	<p>Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period is 60 days from the end of the proponent's Environment Assessment period for the project.</p>

**Attachment 1****Documents to accompany to environmental assessment**

<b>Plans of the development</b>	<p>As a minimum, you will be required to submit the following plans, architectural drawings and diagrams of your proposal:</p> <ol style="list-style-type: none"><li>1. Existing site survey plan (in the vicinity of the substation) showing the location of all existing structures on site, existing rights of way and significant vegetation;</li><li>2. Proposed site plan;</li><li>3. Architectural drawings to be drawn to scale and include elevations and proposed materials and finishes; and</li><li>4. Landscaping plan.</li></ol>
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