

Part 3A – Project Application

Director-General's Requirements

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

| | |
|------------------------------------|---|
| Application No. | MP 08_0062 |
| Project | Liverpool Hospital Redevelopment Stage 2 infrastructure and ancillary hospital works including internal and external roads, car parking, bridges over the rail line, child care extension, central energy extension and engineering services block. |
| Site | Lot 2 DP 596770 |
| Proponent | NSW Health |
| Date of Issue | 28 March 2008 |
| Date of Expiration | 28 March 2010 |
| 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"> ◦ 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>Relevant EPIs, Guidelines and other requirements to be addressed</p> <ul style="list-style-type: none"> • Provide an assessment against the Concept Plan and justification for any departures or non-compliances; • DCP 30 – Liverpool City Centre urban design guidelines. <p>Transport, Traffic & Access</p> <ul style="list-style-type: none"> • Land acquisition arrangements and design details for roads and bridges; • Internal road design, access points, traffic management and hierarchy; • Car parking management across the site; • Pedestrian and bicycle paths and linkages; • Compliance with Council standards for external roads. <p>Urban Form and Design</p> <ul style="list-style-type: none"> • Urban design, height, bulk and scale of all buildings; • At-grade car park design; • Site analysis and architectural plans; • External materials and finishes, including a sample board; • Photomontages and view analysis; • Details of proposed landscaping. <p>Multi-Storey Car Park</p> <ul style="list-style-type: none"> • Demonstrate the multistorey car park is of minimal visual impact, maintains amenity of adjoining uses, provides a safe and secure environment and considers the wider heritage impacts on the area; <p>Child Care Centre</p> <ul style="list-style-type: none"> • Child care centre design to meet relevant legislative requirements including the <i>Children's Services Regulations 2004</i>; <p>Amenity Impacts on Neighbouring Properties</p> <ul style="list-style-type: none"> • Address the visual impact, privacy and overshadowing of the development on adjoining properties. |

| | |
|------------------------------------|--|
| | <p>Construction and Operational Impacts Key matters to be addressed include:</p> <ul style="list-style-type: none"> • Any likely geotechnical impacts; • Air pollution, soil and erosion and waste material; noise and vibration; • Details of any cut and fill and whether any fill is proposed to be imported or exported to/from the site. • Construction management plan addressing erosion and sediment control, site fencing, traffic management, car parking arrangements for construction workers. <p>Stormwater drainage and flooding</p> <ul style="list-style-type: none"> • Key matters to be addressed include flooding, drainage and stormwater management issues, including on-site detention of stormwater, Water Sensitive Urban Design, and drainage infrastructure; <p>Services</p> <ul style="list-style-type: none"> • Key matters to be addressed include the capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project. <p>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. |
| Test of Adequacy | <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> |
| Consultation Requirements | <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"> • Liverpool Council; • NSW Heritage Office; • Department of Community Services; • NSW Roads and Traffic Authority; • RailCorp; and • all utility providers. |
| Deemed refusal period | 60 days (see Clause 8E of <i>Environmental Planning and Assessment Regulation 2000</i>) |
| Application Fee Information | <p>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.</p> |
| Landowners Consent | <p>Landowner's consent is to be provided for all land affected by the proposal in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> |