

Infrastructure and Ancillary Hospital Works



Project Application and
Environmental Assessment

Appendix B

Director General's Requirements (Project Application)

Prepared by:

LFA (Pacific) Pty Ltd
and
Capital Insight Pty Ltd



For:

Department of Planning

October 2008

On behalf of :

NSW Health



NSW GOVERNMENT
Department of Planning

28 March 2008

Contact: Michelle Cramsie
Phone: 02 9228 6534
Fax: 02 9228 6570
E-mail: michelle.cramsie@planning.nsw.gov.au

Our ref: MP 08_0062

Mr Alf Lester
LFA (Pacific) Pty Ltd
PO Box 259
EDGECLIFF NSW 2027

Dear Mr Lester,

**Liverpool Hospital Redevelopment Stage 2 infrastructure and ancillary hospital works
Director General's Requirements**

I refer to your request for Director General's requirements for the Project made on 10 March 2008.

You are advised that on 28 February 2008, pursuant to Clause 6 of the *State Environmental Planning Policy (Major Projects) 2005*, the Director General as delegate for the Minister for Planning formed the opinion that the proposed redevelopment of Liverpool Hospital meets the criteria in Clause 3, Schedule 5 of the Major Projects SEPP.

The Director General's Requirements for the Stage 2 works as proposed are attached with this letter, pursuant to Section 75F (2) of the *Environmental Planning and Assessment Act 1979* (the Act). They have been prepared in accordance with the Act after considering relevant guidelines.

The Director General's Requirements have been based on information provided with your application. Section 75F (3) of the Act permits subsequent modification of the Director General's Requirements to address unidentified environmental impacts. If these powers are used, you will be formally notified of changes to the Director General's Requirements.

The Director General's Requirements require that you, or someone acting on your behalf, prepare an Environmental Assessment (EA) for the project. Before you lodge the EA, I recommend you consult with the Department to confirm the fees applicable. Owner's consent also needs to be provided with the EA.

After you lodge the EA, consideration will be given to whether it adequately addresses the Director General's requirements. You will then be advised of the acceptance and the anticipated dates for public consultation of the EA, and the fees confirmed.

You should keep the contact officer for this project apprised of the preparation of the EA for the Project and, where relevant, any emerging issues. The officer, Michelle Cramsie is available during business hours on 02 9228 6408 or via return email to michelle.cramsie@planning.nsw.gov.au

Yours sincerely

Michael File
**A/Executive Director
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 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>