

Matter	Director General's Requirements	Concept Plan Reference	Project Application Reference
General Requirements	The Environmental Assessment must include: ■ an executive summary;	Page vii	Page vii
	■ a description of the proposal comprising: - description of the site including cadastre and title details; - design, construction, operation, maintenance, rehabilitation and staging as applicable; - project objectives and need; - consideration of alternatives to the proposal	Page v, Section 2, 5 and 6	Page v and Sections 2, 8 and 9
	■ an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and	Section 6	Section 9
	■ 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.	v	v
Relevant EPIs, Guidelines and other requirements to be addressed	Planning provisions applying to the site, including the permissibility and the provisions of all plans and policies including Randwick LEP 1998, relevant DCPs, SEPP (Infrastructure) 2007 and SEPP 55.	Section 3	Section 3
	Relationship to the proposed Concept Plan for the site.	n/a	Section 9.2
	Nature and extent of non-compliance with relevant EPIs and the Concept Plan for the site and justification for any departure.	Section 3	Section 3 and 9.2
	Submission of a copy of the Development Consent DA/468/2007 issued by Randwick City Council, including copies of stamped plans.	Appendix L	n/a
	Relationship of the proposal to the Randwick Hospitals Development Plan March 2006 (prepared by Deb Berkhout for NSW Health).	Section 3.5	n/a
	Consideration of alternatives to the proposal.	Section 6.2	Section 9.3
Built Form/Urban Design	Indicative plans, elevations and sections to detail the urban design, height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography, streetscape and view corridors.	Appendix A	Appendix A
	Activation of the Barker Street and Easy Street frontages.	n/a	Section 9.3
	Relationship of the development to the whole PoW Hospital site including entry points from Barker Street.	Section 6.4	n/a

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	View analysis, including artist's perspective and photomontages.	Sections 5.4, 6.4 and Appendix A	Section 8.2, 9.3 and Appendix A
	Schedule of materials and finishes.	n/a	Appendix A
	Details of the proposed landscaping and open space areas.	Section 8.2 and 9.3 and Appendix B	Section 8.2 and 9.3 and Appendix B
	Consideration of safety and security issues for those using the site, and in adjoining public areas.	Section 6.10	Section 9.8
	Setbacks and links to the Memorial Garden and other landscaped areas.	Section 8.2 and 9.3 and Appendix B	Section 8.2 and 9.3 and Appendix B
Environmental and Residential Amenity	Address solar access, visual privacy, acoustic privacy, and wind impacts and view corridors and achieve a high level of environmental amenity within the PoW Site and amenity for adjoining properties / residences.	Section 6.4	Section 9.3 and 9.6
	The proposal must demonstrate that the proposed siting of buildings (building) does not have an unacceptable level of impacts on overshadowing, privacy and outlook of buildings within the site and on adjoining sites.	Section 6.4	Sections 9.3 and 9.6
Car Parking and Traffic	<p>A Traffic Study in accordance with the Roads and Traffic Authority's Guide to Traffic Generating Development, with particular regard to:</p> <ul style="list-style-type: none"> - Existing road capacity, traffic conditions, expected impacts and any upgrade requirements; - Daily peak traffic movements and impacts on intersections; - Internal road layout and access arrangements; - Car parking arrangement for staff and visitors; - Delivery, servicing and loading arrangements; and - Pedestrian and bicycle circulation patterns and linkages within the site and wider hospital area. 	Appendix M	Appendix M
	<p>Transport Management and Accessibility Plan (TMAP) for the site, in accordance with the Ministry of Transport's Interim TMAP Guidelines, including:</p> <ul style="list-style-type: none"> - Cumulative regional traffic impacts; - Staging/Sequencing plan; and - Construction Management Plan. 	Appendix M	Appendix M

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	Measures to minimise car parking provision and promote public transport and bicycle usage and reduce car usage.	Appendix M and Section 6.5	Appendix M and Section 9.4
	Determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access in the vicinity of the site.	Appendix M and Section 6.5	n/a
	Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction of the project.	Appendix M and Section 6.5	n/a
	Proposed car parking arrangements, including car parking allocation and parking for construction workers	Appendix M and Section 6.5	Appendix M and Section 6.5
Ambulance Station	Provide details on the redesign or relocation of the ambulance station	n/a	Section 8.2
Ecologically Sustainable Development (ESD)	Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development including water sensitive urban design measures, energy efficiency, recycling and waste disposal.	Section 9.6	Section 9.6
Heritage	Detail any potential Aboriginal and European archaeological heritage on the site, such as the Randwick Destitute Children's Asylum, and how it would be considered, preserved and recognised appropriately.	Section 6.6 and Appendices I, J & K	Section 9.5 Appendices I, J & K
	Detail consideration of the Struggletown Heritage Conservation Area	n/a	Section 6.6 and Appendix I
Construction and Operational impacts	<p>The EA should address the following:</p> <ul style="list-style-type: none"> - Any likely geotechnical impacts. - Any potential contamination on the site to address SEPP55. - Air pollution, soil and erosion and waste material including operation waste including biomedical, infectious, or other toxic wastes. - Noise and vibration. - Details of any cut and fill and whether any fill is proposed to be imported or export to/from the site. - Prepare a sediment and erosion control plan. - Prepare a waste management plan. - Prepare a Construction Management Plan to mitigate against the impacts associated with demolition and construction of the new work. 	Section 6.7 and 6.10	Section 9.6, 9.8, Appendices H, W and X

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Staging	Include details regarding any proposed staging of the development including impacts of existing employees, car parking etc.	Section 5.5	n/a
	Staging of demolition and construction on the site, including decanting of buildings and temporary access arrangements	n/a	Section 9.8
Utilities	In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of any infrastructure works.	Section 6.10	Section 9.8
Drainage, Stormwater and Groundwater	Identify drainage, stormwater and groundwater management issues including topography, on site stormwater detention, water sensitive urban design and drainage infrastructure	Section 6.10	Section 9.8
Planning Agreements and Developer Contributions	Address Council's Section 94A Development Contributions Plan and provide the likely scope of a planning agreement and/or developer contributions between the proponent and Council for matters such as open space, community, regional and local infrastructure, public transport provisions, social infrastructure and facilities either on site or within the City of Randwick.	Section 6.11	Section 6.11
Draft Statement of Commitments	Proposed mitigation and management of residual impacts.	Section 7	Section 10
	A Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.	Section 7	Section 10