



Planning

Contact: Alix Carpenter
Phone: 02 9228 6332
Fax: 02 9228 6488
E-mail: alix.carpenter@planning.nsw.gov.au
Our ref: S08/0250

Shannon Sullivan
Senior Town Planner
ADW Johnson
7/335 Hillsborough Road
WARNERS BAY NSW 2282

Dear Mr Sullivan

Re: Major Project No. 08_0250: Hunter Medical Research Institute

I refer to the lodgement on 4 September 2009 of an Environmental Assessment (EA) prepared by ADW Johnson for the above project.

The Department has reviewed the EA for the project and is satisfied that it adequately addresses the Director-General's Environmental Assessment Requirements issued on 29 January 2009.

For exhibition to commence, the Department requires the following:

- Major Project Application form and fee of \$137,596.80;
- Materials and samples board;
- 9 hard copies of the complete environmental assessment report (bound), 3 additional sets of the architectural plans in A3 (unfolded and bound) and 1 set of architectural plans in A1 at an appropriate scale; and
- 7 CD-ROM copies of the environmental assessment report and architectural plans (in PDF – please provide the EA and appendices as separate files in a sequential order with appropriate file names and ensure these are less than 5Mb in size and each file is).

The EA will be placed on exhibition and will be made publicly available at the following locations during their regular business hours:

- **Department of Planning**, Information Centre, 23-33 Bridge Street, Sydney, NSW;
- **Newcastle City Council**, 282 King Street, Newcastle; and
- **Lambton Library**, Moorehead St (Cnr Elder St), Lambton.

An electronic version of the EA will be available on the Department's website and notices sent to adjoining land owners and occupiers. The Department is also organising for the printing of public notices in newspapers and you will be advised shortly of the exhibit dates.

If you have any queries or wish to discuss this matter further, please contact Alix Carpenter by phone on 02 9228 6332 or by email to alix.carpenter@planning.nsw.gov.au.

Yours sincerely


Chris Wilson
Executive Director
Major Project Assessments
As delegate for the Director General

18.9.09



NSW GOVERNMENT
Department of Planning

Contact: Annette Birchall
Phone: 9228 6490
Fax: 9228 6570
Email: annette.birchall@planning.nsw.gov.au
Our ref: MP 08_0250

Mr Anthony Alliston
Senior Development Planner
ADW Johnson
7 / 335 Hillsborough Road
WARNERS BAY NSW 2282

Dear Mr Alliston,

**Director-General's Environmental Assessment Requirements
Hunter Medical Research Institute, New Lambton Heights**

I refer to your letter and Preliminary Assessment dated 4 December 2008 concerning the above mentioned development proposal.

I am pleased to advise that, on 16 December 2008, the Director-General formed the opinion that under Clause 6 of the Major Project your proposal is a Major Project to which Part 3A of the *Environmental Planning and Assessment Act* applies.

The Director-General's Environmental Assessment Requirements are also attached. The Requirements were developed from information provided within your preliminary environmental assessment and with regard to consultation by the Department with key stakeholders.

Section 75F(3) of the Act permits subsequent modification of the Director-General's Requirements and may be invoked to address unidentified environmental impacts. If these powers are used, you will be formally notified of changes to the Requirements.

Once you have lodged the Environmental Assessment, the Department, in consultation with other agencies where relevant and applicable, will undertake a "test of adequacy" of the submitted documentation. Following that review, if deemed adequate, the Environmental Assessment will be publicly exhibited by the Department for a minimum period of 30 days.

You should keep the contact officer for this project up to date with the preparation of the Environmental Assessment and, where relevant, any emerging issues. The contact officer, Annette Birchall, is available during business hours on 9228 6490 or by email at Annette.birchall@planning.nsw.gov.au

Yours sincerely,

Jason Perica
Executive Director 29/1/09
Strategic Sites and Urban Renewals

Part 3A – Project Application
Director-General's Requirements
Section 75F of the Environmental Planning and Assessment Act 1979

Application No.	MP 08_0250
Project	Construction of the a new medical research and development facility
Site	2 Lookout Road, New Lambton Heights
Proponent	Hunter Medical Research Institute
CIV	\$65 Million
Date of Issue	29/1/09
Date of expiration	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.
General Requirements	<p>The Environmental Assessment must include:</p> <ol style="list-style-type: none"> (1) An executive summary. (2) A description of the proposal including: <ul style="list-style-type: none"> - description of the site including cadastre and title details; - a thorough site analysis and description of the existing environment; - suitability of the site for the proposed development; - likely environmental impacts; - design, construction, operation, maintenance, rehabilitation and staging as applicable; and - justification for undertaking 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. (3) A consideration of the following with any variations to be justified: <ol style="list-style-type: none"> (a) all relevant State Environmental Planning Policies; and (b) applicable local planning instruments and relevant legislation and policies. (4) A draft Statement of Commitments, outlining commitments to the project's management, provision of infrastructure, mitigation and monitoring measures with a clear identification of who is responsible for these measures. (5) A conclusion justifying the project, taking into consideration the environmental and construction impacts of the proposal, mitigation measures to address these impacts, the cumulative impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest. (6) A signed 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>The Environmental Assessment must address the following key issues:</p> <p>Built Form and Design</p> <ul style="list-style-type: none"> • Urban design, height, density, bulk and scale of the development and relation to the surrounding development, landscape and topography; • Floor space calculations; • Site analysis and architectural plans, elevations and sections; • External materials and finishes, including a sample board; • Photomontages and view analysis; and • Details of proposed areas of landscaping and open space. <p>Transport, Traffic & Access</p> <ul style="list-style-type: none"> • Provide a traffic and transport study that addresses the following: <ul style="list-style-type: none"> • Surrounding context and how the proposal fits within the overall hospital campus in terms of transport and traffic management, including the cumulative affects of future development in other parts of the site; • Estimated vehicular traffic generation from the proposed development and the cumulative impact of this with any other known development proposals in the area;

- Any existing public transport services in the site, together with any other transport services offered by the hospital;
- Measures to encourage mode shift to public transport and reduce reliance on on-site car parking;
- Existing pedestrian and cycle movements within the vicinity of the subject site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access - this may include facilities for secure bicycle storage; and
- Travel Demand Management (TDM) measures that will optimise the opportunity provided by the project site's proximity to public transport.
- Compliance with the RTA *Guide to Traffic Generating Developments*;
- Internal road and access arrangements including entry points, drop off points, traffic management and hierarchy;
- Service delivery requirements;
- Emergency evacuation and public access;
- Traffic management during construction including car parking requirements for construction workers; and
- Car parking provisions for the development taking into consideration future developments proposed for the site.

Impacts on Adjoining Heritage Item

- Impacts of the proposal on local heritage items identified in Newcastle LEP 2003.

Bushfire

- Compliance with NSW Rural Fire Service's *Planning for Bush Fire Protection 2006*, with particular regard to ensuring Special Fire Protection purpose developments are located away from the bushland interface.
- Identify any vegetation types and describe ownership and ongoing management of any proposed Asset Protection Zones.

Biodiversity

- Assess and address any impacts of the development on endangered or vulnerable species and / or habitat, including potential indirect impacts such as water quality, and the management of these.

Drainage, Stormwater and Groundwater Management

- Construction and operational drainage, stormwater and groundwater management issues, including impact on riparian areas, topography, on site stormwater detention, overland flow paths and drainage infrastructure.

Geotechnical and Contamination

- Suitability of the site for the proposal with regard to slope stability, erosion hazard, proposed earthworks and retention methods.

Construction 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.

Operational Impacts

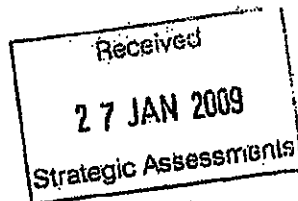
- Noise generated from plant and equipment;
- Waste management including biomedical, infectious or toxic wastes, storage of any chemicals / hazardous materials;
- Site security;
- Emergency and evacuation procedures;
- Fire safety;
- Lighting;
- Signage.

ESD measures

- Address proposed ESD measures including water reuse and demand management, energy efficiency, recycling and waste disposal.

	<p>Services</p> <ul style="list-style-type: none"> • Address capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.
Consultation Requirements	<p>Written evidence shall be submitted to demonstrate that an appropriate level of consultation with the relevant Local or State government authorities, service providers, community groups and other stakeholders has been undertaken. In particular, you should consult with:</p> <p>Agencies, other authorities and groups:</p> <ul style="list-style-type: none"> • Newcastle City Council; • Rural Fire Service; • NSW Roads and Traffic Authority; • Mine Subsidence Board; and • all utility providers.
Deemed refusal period	60 days (see Clause 8E of the Environmental planning and Assessment Regulation)
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	<p>Once the draft EA has been submitted and determined to be adequate by the Department the applicant should submit:</p> <ul style="list-style-type: none"> • 10 hard copies of the environmental assessment report with plans to be to scale and A3 in size; and • 5 copies of the environmental assessment report and plans on CD-ROM (in PDF format with one PDF file per report of the EA in a sequential order – please ensure each file is less than 5Mb in size).

SP&D.DJ
Reference: 09/X002



23 January 2009

Simon Bennett
Acting Director
Strategic Assessments
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001



PO Box 489, Newcastle
NSW 2300 Australia
Phone 02 4974 2000
Facsimile 02 4974 2222
Email mail@ncc.nsw.gov.au

Dear Mr Bennett

RE: HUNTER MEDICAL RESEARCH INSTITUTE
PROPERTY: LOT: 132 DP: 1053492 2 LOOKOUT RD NEW LAMBTON HEIGHTS

I refer to your letter dated 23 December 2008, and received by Council 12 January 2009, requesting Council's comments in respect of the Director-General's Environmental Assessment Requirements.

The submitted documentation has been reviewed and Council requests consideration of the following issues in the assessment of the proposal:

1.0 ENVIRONMENTAL IMPACTS

Flora and Fauna

The proposed development will require the removal of native vegetation which provides habitat for a number of endangered or vulnerable species listed under the *Threatened Species Conservation Act 1995*. Species previously identified within the surrounding area include the Powerful Owl (*Ninox strenua*), Squirrel Glider (*Petaurus norfolcensis*) and Black-eyed Susan (*Tetralthea juncea*). Therefore, Council recommends a flora and fauna impact assessment be undertaken for the proposed development.

Riparian Zone

The site of the proposed development contains two watercourses that form the headwaters of Dark Creek. Element 4.3.6 of the *Newcastle Development Control Plan (DCP) 2005* defines the riparian zone as including the stream bed and the area to a point not less than 40m from the top of the bank. Due to the site of the proposed development containing two watercourses consideration of the riparian zone within the design of the proposed facility needs to be undertaken to preserve riparian functions such as maintaining water quality.

Contamination

The applicant should undertake a contamination investigation process in accordance with Element 4.2 of the *Newcastle DCP 2005* to ascertain any potential constraints to the development in regards to contamination or geotechnical considerations.

Noise

The proposed development will generate increased number of vehicles attending the John Hunter Hospital site. The increased number of vehicles will potentially result in increased traffic noise experienced by residential receivers located along Lookout Road. Therefore, Council recommends a traffic noise assessment is conducted to determine potential noise impacts upon residential receivers.

2.0 ENGINEERING CONSIDERATIONS

Traffic

Whilst the draft Director General's requirements have requested a Traffic Assessment the scope of this assessment should be expanded to include the following;

- Impacts of the proposal on the access intersections with the arterial road network (Lookout Road).
- Impacts on the internal road system including a review of capacity and intersection performance.
- Impact of Construction Traffic on both the external and internal road network.
- Compliance of any proposed car parking with the requirements of AS2890.1-2004 Parking Facilities – Part 1 – off street car parking and AS2890.2-2002 Parking Facilities – commercial vehicle requirements.
- The car parking assessment must also consider the current parking shortfall on site and the impact this will have on parking demand at the site.
- Car parking provision is to be in accordance with Element 4.1 of Council's 2005 DCP.

Flooding

The proposed site is not considered flood prone however localised flooding along natural drainage paths within the site could occur and will need to be considered in any stormwater design submitted. (See Stormwater requirements below)

Stormwater

The following requirements additional to those shown in the draft Director General's requirements are requested;

- A stormwater management plan should be submitted in accordance with Element 4.5 of Council's Newcastle 2005 DCP.
- Preliminary sizing details for proposed stormwater discharge controls as required by Element 4.5 of Council's Newcastle 2005 DCP are to be provided.
- Building and stormwater design should be carried out such that suitable overland flow paths are maintained through the site.
- Stormwater design is to include an assessment of the erosion potential at proposed outlets and include any required protection measures.
- Stormwater design should also include consideration of flows occurring through the site from areas of the catchment upstream of the site.

3.0 PLANNING CONSIDERATIONS

Zoning

The subject site is zoned 5(a) Special Uses Zone – Hospital under the Newcastle LEP 2003. The associated works are permissible within this zone.

Bushfire Prone Lands

The subject site is affected by both Category 1 and 2 Vegetation under the gazetted Bushfire Prone Lands Map for Newcastle (mostly Category 1). An appropriate Bushfire Threat Report would need to be undertaken.

It is noted that the access to the site, notwithstanding the 'second access' road provided at Lookout Road, is still reliant on a single road system in the event of any emergency for access and, as such, could be isolated. While this individual application cannot change this situation, it is advised that the John Hunter Campus needs to incorporate Master planning that has regard to, and facilitates, to any future connection to the extension of the 'Inner City Bypass' west of the side (i.e. extending from near McCaffery Drive in the south to the southern future leg of Jesmond Roundabout/State Highway 23).

Visual Impacts

The submitted documentation is very preliminary and, as such, it is difficult to make a concise comment but generally the incremental removal of bushland along the ridge surrounding John Hunter Hospital has the potential to have a significant visual impact. The contention that the proposal will have minimal visual impact is considered premature at this stage when designs and bushfire ramifications (Asset Protection Zones) have not been provided.

Parking

Further to the engineering comments above, parking is a very significant issue associated within the John Hunter Campus both in context of both staff and visitors. It is further noted that the subject site is directly adjacent the 'western car park' which has been used mostly by staff in the past and access to existing visitor is currently some distance away at the southern car park area.

Should you require further clarification regarding the matters raised in Point 1 of this letter please contact Mark Manning, Environment Protection Officer on 4974 2540 or Point 2 of this letter, please contact Jeff Garry, Senior Consultant Engineer on 4974 2761. If you have any further enquiries regarding Point 3 please contact myself on 4974 2768.

Yours sincerely,



Damian Jaeger
ACTING DEVELOPMENT & BUILDING CO-ORDINATOR
CITY WEST

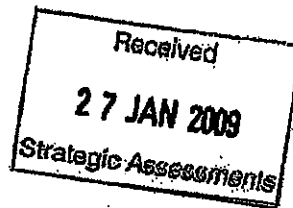


MINISTRY OF TRANSPORT

Level 19, 227 Elizabeth Street Sydney 2000
GPO Box 1620 Sydney 2001

Telephone 9268 2800 Facsimile 9268 2900
Internet www.transport.nsw.gov.au

ABN 25 765 807 817



Mr Simon Bennett
A/Director
Strategic Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

21 JAN 2008

Attention: Annette Birchall

Dear Mr Bennett,

**DIRECTOR GENERAL'S REQUIREMENTS – HUNTER MEDICAL
RESEARCH INSTITUTE, NEW LAMBTON HEIGHTS**

I refer to your letter dated 23 December 2008 seeking advice on the Director General's Requirements (DGRs) for the proposed development of the Hunter Medical Research Institute. The Ministry appreciates this opportunity to provide input to the DGRs for this application.

Newcastle Buses implemented a new bus network in November 2008. The new network provides improved connectivity between John Hunter Hospital and the Newcastle CBD and surrounding centres. The Ministry is therefore keen to ensure the development and the medical precinct within which it resides achieves a substantial mode share to public transport.

The Ministry has reviewed the preliminary assessment for the proposal and requests that the DGRs include a requirement for the preparation of a Transport and Accessibility Report. A key component of this will be the preparation of a Workplace Travel Plan. The range of issues to be addressed could include:

- How the proposal fits within the overall Hospitals precinct in terms of transport and traffic management;
- Demonstration of a minimalist approach to car parking provision based on the accessibility of the site to public transport;
- Detailing the existing pedestrian and cycle movements within the vicinity of the subject site and determining the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access;
- Provision of facilities for the secure storage of bikes together with amenities for cyclists;

- Identification of Travel Demand Management (TDM) measures that will optimise the opportunity provided by the project site's proximity to public transport. This should include a requirement for the preparation of a Travel Access Guide (TAG) as detailed in the *Producing and Using Transport Access Guides* (Roads and Traffic Authority);
- Provision of car-share only spaces which are subject to significantly discounted parking rates and preferential and highly visible locations;
- Promotion of flexible working practices;
- Provision of incentives to the uptake of public transport such as full/partial reimbursement for tickets; and
- Provision of personally tailored information and support to individuals seeking to travel to work by public or active transport.

Finally, the DGRs should include the Ministry of Transport as an agency for further consultation.

If you would like to discuss this further, please contact Ben Colmer on 9268 2280 or email ben.colmer@transport.nsw.gov.au.

Yours sincerely,


Juliet Grant
A/Director, Transport Planning

21/1/09

TP09/00004



NSW Government

DEPARTMENT OF WATER AND ENERGY

Your Ref: S08/02042
Our Ref: ER20464

Department of Planning
GPO Box 39
SYDNEY NSW 2001

16 January 2009

Attention: Annette Birchall

Dear Madam

**Key Issues and Assessment Requirements
Multi-Level Medical Research and Development Facility (Hunter Medical Research Institute)
2 Lookout Road (Lot 132 DP 1053492) New Lambton Heights**

I refer to your letter of 23 December 2008 requesting key issues and assessment requirements for the project proposal. The Department of Water and Energy (DWE) provides the following advice including **attachment 'A'** for consideration in the preparation of the environmental assessment:

The assessment is required to:

- Satisfy approval/licence requirements under State water legislation;
- Take into account the relevant NSW Government policies;
- Ensure that any potential hydraulic connection between the proposed development and surface and groundwater sources is identified and mitigated;
- Ensure there is no adverse impact on surface and groundwater systems; and
- Take into account DWE's *Guidelines for Controlled Activities* (February 2008);

If you require further information please contact me on telephone 4904 2538.

Yours sincerely

Peter Johns
Planning and Assessment Coordinator
Major Projects and Assessment
Newcastle

Attachment 'A' - Key Issues

Director-General's Environmental Assessment Requirements

Legislation

The assessment is required to take into account the objectives and regulatory requirements of the following legislation administered by the Department of Water and Energy (DWE), as applicable:

- *Water Act 1912*
- *Water Management Act 2000 (WMA)*

State Policies

The assessment is required to take into account the following NSW Government policies, as applicable:

- NSW Groundwater Policy Framework Document - General
- NSW Groundwater Quantity Management Policy
- NSW Groundwater Quality Protection Policy
- NSW Groundwater Dependent Ecosystem Policy
- NSW State Rivers and Estuaries Policy

Guidelines

The assessment is required to take into account the following DWE *Guidelines for Controlled Activities* (February 2008), as applicable:

- Riparian corridors (and associated Vegetation Management Plans)
- Watercourse crossings
- Laying pipes and cables in watercourses
- Outlet structures
- In-stream works

Refer to: http://www.dnr.nsw.gov.au/water/controlled_activity.shtml

Groundwater

DWE is responsible for the management of the groundwater resources so they can sustain environmental, social and economic uses for the people of New South Wales.

Licensing

All proposed groundwater works, including bores and excavations for the purpose of investigation, extraction, dewatering, testing or monitoring must be identified in the proposal and an approval obtained from DWE prior to undertaking such works/installation.

Groundwater Source

The assessment is required to identify groundwater issues and potential degradation to the groundwater source and provide the following:

- Details of any works likely to intercept, connect with or infiltrate the groundwater sources.
- Details of any proposed groundwater extraction, including purpose, location and construction details of all proposed bores.
- Details of proposed methods of the disposal of waste water and approval from the relevant authority.

Where potential impacts are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment.

Surface Waters

The protection or restoration of vegetated riparian areas is important to maintain or improve the geomorphic form and ecological functions of watercourses.

Watercourse/Riparian

The assessment is required to consider the impact of the proposal on watercourses and associated riparian vegetation within the site and provide the following:

- Identify the sources of surface water.

- Detailed description of any proposed development including all construction, clearing, draining, excavation and filling.
- An evaluation of the proposed methods of excavation, construction and material placement.
- A detailed description of all potential environmental impacts of any proposed development in terms of vegetation, sediment movement, water quality and hydraulic regime.
- A description of the design features and measures to be incorporated into any proposed development to guard against long term actual and potential environmental disturbances, particularly in respect of maintaining the natural hydrological regime and sediment movement patterns and the identification of riparian buffers. (See *Notes* below)
- Details of the impact on water quality and remedial measures proposed to address any possible adverse effects.

Although Part 3A Major Projects are exempt from requiring a controlled activity approval (s91 of *WMA*), the assessment is required to take into account the objectives and provisions of relevant legislation and guidelines.

Notes: In determining the width of a riparian corridor and the extent of riparian vegetation to be protected or re-established the following three (3) riparian corridor zones should be considered:

Core Riparian Zones (CRZ)

- Minimum of 10m for any intermittently flowing 1st order watercourse;
- 20m for any permanently flowing 1st order watercourse or any 2nd order watercourse;
- 20m – 40m (merit based assessment) for any 3rd order or greater watercourse.

Vegetated Buffer Zone (VBZ)

To protect the environmental integrity of the CRZ with a recommended width of 10m (merit based).

Asset Protection Zone

To accord with the requirements of the NSW Rural Fire Service and generally not to form part of the CRZ or VBZ.

[Refer to *DWE Guidelines for Controlled Activities* (February 2008) – *Riparian Corridors*].

Stormwater Control and Treatment

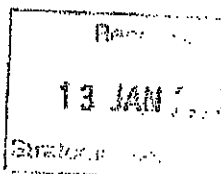
Generally all structural works including works for stormwater capture and treatment are required to be located outside any riparian buffers. Any Stormwater Management Plan for the site must maintain environmental flows and inundation patterns that is, post development flows must match or better pre-development flows.

For any water management structures, the assessment is required to provide information on:

- Details of the purpose, location and design specifications for the structures.
- Size and storage capacity of the structures.



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08/2676
AT



Director, Strategic Assessments
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Ms Annette Birchall

**DIRECTOR-GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS -
PROPOSED NEW BUILDING FOR MEDICAL RESEARCH AND DEVELOPMENT
FACILITY, 2 LOOKOUT ROAD, NEW LAMBTON HEIGHTS (S08/02042)**

Dear Ms Birchall

I refer to your letter of 23 December 2008 (Your reference: S08/02042) regarding the above-mentioned application to be considered under Part 3A of the EP&A Act 1979, which was forwarded to the Roads and Traffic Authority (RTA) for our environmental assessment requirements.

In accordance with the *Roads Act 1993*, the RTA has powers in relation to road works, traffic control facilities, connections to roads and other works on the classified road network. Lookout Road (MR 23) is a classified (State) road. RTA concurrence is required for connections to classified roads with Council consent, under section 138 of the Act. RTA consent is required for traffic control signals and facilities under section 87 of the Act. Council is the roads authority for all public roads in the area.

The RTA has reviewed the information provided and would require the applicant to undertake a Traffic Impact Study to identify likely traffic impacts and road upgrade requirements. The study shall be prepared in accordance with the RTA's *Guide to Traffic Generating Developments* and is to include, but not limited to, the following:

- Identify all relevant vehicular traffic routes and intersections for access to / from the subject site.
- Current traffic counts for the above traffic routes and intersections.
- Estimated vehicular traffic generation from the proposed development and the cumulative impact of this and other proposals in the area.
- Identify the necessary road network infrastructure upgrades that are required to maintain existing levels of service on the road network.
- Traffic analysis of any major / relevant intersections, using SIDRA or similar traffic model, including:
 - Current traffic counts and 10 year traffic growth projections, allowing a 2% background growth on the classified road network.
 - With and without development scenarios considered.

Roads and Traffic Authority



59 Darby Street
Newcastle NSW 2300

Locked Bag 30 Newcastle NSW 2100
DX7813 Newcastle

13 17 32

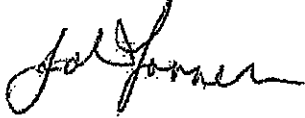
www.rta.nsw.gov.au

- 95 percentile back of queue lengths on all legs.
- Delays and level of service on all legs.
- Electronic input/output data files for RTA review.
- Proposed pedestrian and cycle access within and to the site that connect to all relevant transport services and key off-site locations and measures to promote the use of these.
- Adequate provisions for public transport and alternate transport modes.

The RTA will provide further comment on the subject development upon receipt of the required traffic study and more detailed information referred as part of the development application process.

Should you require any further advice, please contact the undersigned on Phone: (02) 4924 0240.

Yours sincerely



John Farrell
Manager, Land Use Development
Hunter Operations & Engineering Services

12 January 2009

Cc Mr David Ryner
Newcastle City Council

All communications to be addressed to:

Headquarters
NSW Rural Fire Service
Locked Mail Bag 17
GRANVILLE NSW 2142

Headquarters
NSW Rural Fire Service
15 Carter Street
HOMEBUSH BAY NSW 2127

Telephone: (02) 8741 5555

Facsimile: (02) 8741 5550

e-mail: development.control@rfs.nsw.gov.au



Strategic
Major Project Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

12 JAN 2009

Attention: Annette Birchall

Your Ref: S08/02042

Our Ref: S08/0055
G08/4046
DA09010557040 GB

7 January 2009

Dear Ms Birchall,

**RE: Request for provision of Key Issues and Assessment Requirements –
132//1053492, 2 LOOKOUT ROAD, NEW LAMBTON HEIGHTS NSW**

I refer to your letter dated 23 December 2008 seeking the NSW Rural Fire Service key issues and assessment requirements regarding bushfire protection for the proposed major development at the above property in accordance with section 75F (4) of the *Environmental Planning and Assessment Act 1979*.

The NSW Rural Fire Service (RFS) notes that the subject site is identified as bush fire prone land on the Newcastle Bush Fire Prone Land Map. The proposal is a Special Fire Protection Purpose development and is subject to the requirements of *Planning for Bush Fire Protection 2006*.

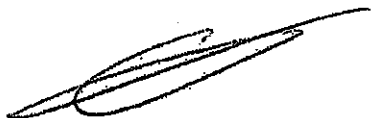
In this regard the following key issues and assessment requirements shall be included in the Director-Generals environmental assessment requirements:

- The design of the development will need to consider minimising the impact of radiant heat and direct flame contact by separating the development from the bushfire hazard by identifying the extent to which the development can provide for Asset Protection Zones in accordance with *Planning for Bush Fire Protection 2006*.
- The ability to provide for adequate egress/access to the proposed development as outlined within *Planning for Bush Fire Protection 2006*.
- The ability to site and provide for adequate future water supplies for bush fire suppression operations.

- Minimising the vulnerability of buildings to ignition from radiation and ember attack by addressing the construction of assets in accordance with Australian Standard AS 3959 -1999 '*Construction of buildings in bush fire-prone areas*'.

For any enquiries regarding this correspondence please contact Garth Bladwell.

Yours faithfully,



 **Nika Fomin**
Development Control Co-ordinator

The RFS has made getting additional information easier. For general information on *Planning for Bush Fire Protection 2006*, visit the RFS web page at www.rfs.nsw.gov.au and search under *Planning for Bush Fire Protection 2006*.