



NSW GOVERNMENT
Department of Planning

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Our ref: MP 09_0149

Margot Black
Associate
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GPO Box 5487
Sydney NSW 2001

Dear Ms Black

Director General's Requirements for Penrith Health Campus Redevelopment (MP 09_0149)

Thank you for your request for Director General's environmental assessment requirements (DGRs) for the above project.

The DGRs were prepared from the information provided within your application and from previous consultation with relevant agencies (attached), regarding redevelopment of the Penrith Health Campus at Derby Street, Kingswood.

Under section 75F(3) of the Act, the Director General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director General considers that the Environmental Assessment does not adequately address the DGR's, the Director General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Megan Fu on 9228 6531 or via e-mail at megan.fu@planning.nsw.gov.au.

Yours sincerely

David Kitto 30/7/09

David Kitto
Acting Executive Director
(as delegate for the Director General)

Director General's Requirements

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

Application number	MP 09_0149
Project	Penrith Health Campus Redevelopment
Location	Derby Street, Kingswood
Proponent	NSW Health Infrastructure
Date issued	30/07/2009
Expiry date	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.
Key issues (Core)	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant Environmental Planning Instruments, policies and guidelines to be addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> • Objects of the EP&A Act; • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy 55 - Remediation of Land; • Sydney Metropolitan Strategy and the Draft North West Subregional Strategy; • Penrith Local Environmental Plan 1998; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form / Urban Design <ul style="list-style-type: none"> • Height, bulk and scale of the proposed development within the context of the locality. • Design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain. • Relationship of the development to the whole Penrith Health Campus site. • Details of proposed open space and landscaped areas. 3. Transport and Accessibility Impacts (Construction and Operational) <ul style="list-style-type: none"> • A Traffic Study in accordance with the Roads and Traffic Authority's <i>Guide to Traffic Generating Development</i>, with particular regard to: <ul style="list-style-type: none"> ○ Existing road capacity, traffic conditions, expected impacts and any upgrade requirements; ○ Internal road layout and access arrangements; ○ Car parking arrangement for staff and visitors, whilst also demonstrating the minimalist approach to car parking based on the accessibility of the site to public transport; ○ Secure bicycle storage and amenities for cyclists; ○ Delivery, servicing and loading arrangements; and ○ Pedestrian and bicycle linkages within the site and wider hospital area. • Identify existing public transport and other transport services offered by the hospital, and adequacy to meet future demand. • Identify Travel Demand Management measures that will optimise the opportunity provided by the hospitals proximity to public transport.

	<p>4. Ecologically Sustainable Development (ESD) Demonstrate how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development, including the use of water sensitive urban design measures and energy efficiency.</p> <p>5. Heritage Detail any potential Aboriginal and European archaeological heritage on the site, and how it would be considered, preserved and recognised appropriately.</p> <p>6. Contributions The EA shall address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>7. Utilities Address the existing capacity and requirements of the development for the provision of utilities including staging of any infrastructure works.</p> <p>8. Drainage, Stormwater and Groundwater Management Stormwater design to address any drainage, stormwater and groundwater management issues likely to result from development on the site including on site stormwater detention, water sensitive urban design and drainage infrastructure.</p> <p>9. Construction Impacts Identify measures to ameliorate potential construction impacts including vehicular / pedestrian access, noise and vibration, air quality, water quality and waste management.</p> <p>10. Staging Provide details regarding the staging of the proposed development.</p> <p>11. Consultation Undertake an appropriate and justified level of consultation with the relevant Local or State government authorities, service providers, existing staff at Penrith Health Campus, community groups and other stakeholders. In addition the EA is to include written evidence of consultation with the following agencies, other authorities and groups:</p> <ul style="list-style-type: none"> • Penrith City Council; • NSW Roads and Traffic Authority; • Department of Transport and Infrastructure; and • All relevant utility providers.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

<p><u>General</u></p>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP; and 9. 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.
<p><u>Plans and Documents</u></p>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; • any changes that will be made to the level of the land by excavation, filling or otherwise;.

	<p>5. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; • Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site. • Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.
<u>Documents to be submitted</u>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 12 hard copies of the EA (once the EA has been determined adequate); • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.