



Planning



Tim Dugan
Chief Executive Officer
Lifeshouse at RPA Limited
PO Box M5, Missenden Road
CAMPERDOWN NSW 2050

Contact: Megan Webb
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Our ref: 10/02019
Your ref:

Dear Mr Dugan

Subject: The Chris O'Brien Cancer Centre Project MP10_0036

Thankyou 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 in consultation with relevant Government agencies, including Council (attached).

Under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, 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 Webb on 9228 6495 or megan.webb@planning.nsw.gov.au.

Yours sincerely

Cameron Sargent
A/Director, Government Land and Social Projects
(as delegate of the Director-General)

Director-General's Requirements

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

Application number	MP 10_0036
Project	Chris O'Brien Cancer Centre Project, Royal Prince Alfred Hospital
Location	Corner of Missenden Rd and Susan St, Camperdown Lot 1 DP133045, Lot 1 DP721834, Lot 1 DP116729, Lot 1 DP79785, Lot 1 DP 74291, Lot 1 DP66645, Lot 1 DP79561 and part Lot 79 DP866035.
Proponent	Lifthouse at RPA Limited
Date issued	8 April 2010
Expiry date	2 years from the date issued (above). If the Environmental Assessment is not exhibited within 2 years of the date these requirements are issued, the Proponent 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 Instrument's, Policies and Guidelines, including: <ul style="list-style-type: none"> the planning provisions applying to the site, including permissibility, and the provisions of all plans and policies including an assessment against: <ul style="list-style-type: none"> objects of the <i>Environmental Planning and Assessment Act 1979</i>; relevant State Environmental Planning Policies, including (<i>State Environmental Planning Policy (Major Development) 2005</i>, <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i>, <i>State Environmental Planning Policy No. 55 – Remediation of Land</i> and <i>State Environmental Planning Policy (Infrastructure) 2007</i>; the NSW State Plan, the Sydney Metropolitan Strategy and Draft Sydney City Subregional Strategy; consideration of the <i>South Sydney Local Environmental Plan 1998</i> and applicable policies and plans; and the nature, extent and justification for any inconsistencies or non-compliance with relevant environmental planning instruments, plans and guidelines, including the relevant Development Control Plans. 2. Built Form and Urban Design, including: <ul style="list-style-type: none"> consideration of the height, bulk and scale of the proposed development within the context of the locality (detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the buildings achieve optimal design and amenity outcomes); and a detailed description of the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping (including street trees), safety by design and public domain (including an assessment against the Crime Prevention Through Environmental Design Principles). 3. Environmental Amenity and Public Domain, including: <ul style="list-style-type: none"> consideration of the impacts of the project on solar access, acoustic privacy, visual privacy, views and wind impacts; details of the measures to be implemented to achieve a high level of environmental amenity; and a public domain review that includes the existing footway, street trees, kerb/gutter, lighting, stormwater and other services, taking into consideration the proposed entry and exit points for pedestrians and vehicles.

4. Ecologically Sustainable Development (ESD), including:

- a detailed description of how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development;
- a description of the measures that would be implemented to minimise water and energy consumption;
- consideration of any infrastructure management requirements, such as licences and/or any air emissions from co or tri-generation facilities; and
- an assessment against a suitably accredited rating scheme to meet industry best practice.

5. Transport, Access and Parking, including:

- a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's Guide to Traffic Generating Developments and making reference to the Metropolitan Transport Plan – Connecting the City of Cities, NSW Planning Guidelines for Walking and Cycling and the Integrating Land Use and Transport policy package, considering the following issues:
 - an estimate of the trips generated by the proposed development, including a breakdown of vehicle types;
 - traffic generation including:
 - daily and peak traffic movements likely to be generated by the project;
 - the impact on the safety and capacity of the surrounding road network and nearby intersections, including the cumulative impacts (accounting for other recently approved developments in the area) and with consideration of any future plans available for Missenden Road such as Council's proposed cycle route; and
 - the need and provision of upgrade, road improvement works, or funding (if required);
 - parking, access and loading dock arrangements, in accordance with relevant Australian Standards and including appropriate levels of onsite car parking having regard to the local planning controls, RTA guidelines and high public transport accessibility of the site (note: the Department supports reduced parking provision, if adequate public transport is available to access the site);
 - measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan;
 - demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
 - detail the existing pedestrian and cycle movements within the vicinity of the site (including the links to other RPA buildings) and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access;
 - identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and
 - provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling).

6. Soil and Water, including:

- proposed erosion and sediment controls during construction;
- stormwater management during operations, with details of the proposed stormwater infrastructure and connections to Council's system, and incorporating Water Sensitive Urban Design measures;
- consideration of the potential for flooding (with consideration of climate change), contamination, acid sulfate soils and salinity impacts;
- identify whether groundwater would be encountered during excavation, whether dewatering would be required and, if it is likely to be encountered, the existing groundwater quality and an assessment of the potential impacts on groundwater including degradation; and
- an assessment of the feasibility of installing infrastructure for rainwater collection and re-use.

	<p>7. Noise and Vibration, including:</p> <ul style="list-style-type: none"> a quantitative assessment of the potential construction, operational and traffic noise impacts of the project. <p>8. Hazards, including:</p> <ul style="list-style-type: none"> an assessment against <i>State Environmental Planning Policy No 33 –Hazardous and Offensive Development</i>; and a description of the measures to be implemented to manage hazards and risks associated with the storage and use of hazardous materials and particularly from the operation of chemotherapy apparatus and other potentially hazardous apparatus. <p>9. Waste, including:</p> <ul style="list-style-type: none"> identify, quantify and classify the likely waste streams to be generated during construction and operation; describe the measures to be implemented to minimise, reuse, recycle and safely dispose of this waste; describe the measures to be implemented to manage the disposal of nuclear waste; and describe the measures to be implemented to manage the disposal of contaminated and potential contaminated biological and sewage waste. <p>10. Services, including:</p> <ul style="list-style-type: none"> the capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure that will service the project. <p>11. Heritage, including:</p> <ul style="list-style-type: none"> consideration of any potential impacts on: <ul style="list-style-type: none"> Aboriginal Heritage; and heritage items listed in State and/or local legislation. <p>12. Flora and Fauna, including:</p> <ul style="list-style-type: none"> consideration of potential impacts on any flora and fauna. <p>13. Staging, including:</p> <ul style="list-style-type: none"> details of any proposed staging, the extent of the works proposed for each stage and the predicted timing for each stage. <p>14. Development Contributions and/or Planning Agreements, including:</p> <ul style="list-style-type: none"> a review of the project against the relevant contributions plans and any existing planning agreements relevant to the project; and the likely scope of any planning agreement and/or developer contributions to be made.
Consultation	<p>During the preparation of the Environmental Assessment, you should consult with the relevant local, State and Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
Deemed refusal period	60 days

Plans and Documents to accompany the Application

<u>General</u>	<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.
<u>Plans and Documents</u>	<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; • location and height of adjacent buildings and private open space; and • 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; and • 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 <i>Disability Discrimination Act 1992</i>; • 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; and • any changes that will be made to the level of the land by excavation, filling or otherwise.

	<p>5. Other plans:</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; and • 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; • 10 hard copies of the EA (once the EA has been determined adequate); • 10 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 10 copies of the Environmental Assessment and plans on CD-ROM (PDF format), individual plans and documents must not exceeding 5Mb in size. <p>The precise number of copies required is to be confirmed prior to the public exhibition.</p>