

ATTACHMENT 1
Director-General's Requirements
Section 75F of the *Environmental Planning and Assessment Act 1979*

DRAFT Director General's Requirements
Section 76B of the Environmental Planning and Assessment Act 1979

Application number	MP 11_0042
Project	Project Application for the redevelopment of the Hurstville Private Hospital including ancillary facilities and basement parking
Location	37 Gloucester Road, Hurstville
Proponent	Continuum Healthcare Group Pty Limited
Date issued	22 JULY 2011
Expiry date	If the Environmental Assessment (EA) 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	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies contained in Appendix A. 2. Built Form and Urban Design <ul style="list-style-type: none"> • Consideration of the height, bulk and scale of the proposed development within the context of the locality, adjoining buildings, and surrounding residential development. • Details of proposed open space and landscaping areas. • Design quality with specific consideration of the setbacks, building articulation, colours / materials / finishes, safety by design and the public domain. 3. Environmental and Residential Amenity The EA should identify any Impacts of the proposal on solar access and privacy on surrounding developments. 4. Staging The EA is to include details regarding the staging of the proposed development, if applicable. 5. Transport & Accessibility Impacts (Construction and Operational) <ul style="list-style-type: none"> • Provide a Transport & Accessibility Impact Assessment prepared with reference to the Metropolitan Transport Plan – Connecting the City of Cities, the NSW State Plan, the NSW Planning Guidelines for Walking and Cycling, the Integrated Land Use and Transport policy package and the RTA's Guide to Traffic Generating Development (where relevant), considering the following: <ul style="list-style-type: none"> • Daily and peak traffic movements likely to be generated by the proposed development, including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required). The assessment should also take into account the approved (not yet constructed) development at 458 Forest Road, Hurstville. • Details of the proposed access, parking provisions (if required) and service

vehicle movements associated with the proposed development (including vehicle type and likely arrival and departure times).

- Proposed number of car parking spaces and compliance with the appropriate parking code.
- Describe the measures to be implemented 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, if the proposal will generate any additional staff or patients.
- Identify potential traffic impacts during the construction stage of the project, and measures to mitigate these impacts.
- Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access, if the proposal will generate any additional staff or patients.
- The provision of a Traffic management plan for all demolition/construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.
- Where the above items are not relevant, a clear justification for why they are not relevant must be provided, including clearly demonstrating that the project would not result in any new services, staff or patients across the existing and new buildings.

6. Ecologically Sustainable Development (ESD)

The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

7. Contributions

The EA shall address Council's Section 94 Contribution Plan and provide details of any Voluntary Planning Agreements or other legally binding instrument proposed to facilitate this development.

8. Contamination / Hazards

The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.

A description of the proposed storage, use and management of any hazardous material and measures to be implemented to manage hazards and risks associated with the storage.

The EA should provide full details on any requirement for an Environmental Protection Licence for the storage of hazardous materials on the site

9. Operational Management

The EA shall address noise from plant and equipment; radiation, chemical and biological hazards; emergency and evacuation procedures; lighting and signage associated with the proposed development.

10. Heritage

A statement of significance and an assessment of the impact on the heritage significance of any heritage items and / or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual, if required.

	<p>11. Aboriginal Heritage</p> <p>The EA shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment Community Consultation 2005.</p> <p>12. Water and Drainage</p> <p>The EA shall address drainage issues associated with the development / site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures. It is noted that if the proposal is to increase the existing impervious area of the site the disposal of storm waters from the site will need to comply with Council's On Site Detention Criteria.</p> <p>The EA should include an Integrated Water Management Plan. The plan should include any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.</p> <p>13. Noise and Vibration</p> <p>Provide an assessment of the potential demolition, construction and operation (including any plant) and traffic noise impacts of the project.</p> <p>14. Waste</p> <p>Identify, quantify and classify the likely waste streams to be generated during the construction and operation of the development and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</p> <p>15. Utilities</p> <p>In consultation with relevant agencies, the EA shall address the existing capacity and requirements of the development for the provision of utilities, including staging of infrastructure works.</p> <p>16. Statement of Commitments</p> <p>The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p>
Deemed refusal period	60 days

APPENDIX A

Relevant EPI's policies and Guidelines to be Addressed

- Objects of the EP&A Act 1979
- NSW State Plan;
- SEPP (Major Development) 2005;
- SEPP (Infrastructure) 2007;
- SEPP No. 33 - Hazardous and Offensive Development;
- SEPP No. 55 - Remediation of Land;
- NSW State Plan;
- Metropolitan Plan for Sydney 2036;
- Draft South Subregional Strategy;
- Hurstville Local Environmental Plan 1994;
- Draft Hurstville Local Environmental Plan 2011;
- Relevant Development Control Plans; and
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

• **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 complete and 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 Development 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; • 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; • 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;

	<ul style="list-style-type: none"> • detailed floor plans 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; and • any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. Geotechnical and Structural 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.</p> <p>6. Other documents / 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; • 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; and • Construction Management Plan and Traffic Management Plan – addressing the management of traffic (including bus operations) during the construction stages of the development.
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • Once the EA has been determined adequate and all outstanding issues adequately addressed, 7 hard copies of the EA for exhibition; • 5 sets of architectural and landscape plans at an appropriate scale, including one (1) set at A3 size (to scale); and • 5 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. <p>NOTE: Each file must be titled and saved in such a way that it is clearly recognisable without being opened. If multiple pdf's make up one document or report, these must be titled in sequential order.</p>



NSW HEALTH

H10/72032

Mr Anthony Witherdin
A/Director
Metropolitan & Regional Projects South
Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Department of Planning
Received
24 JUN 2011
Scanning Room

Attn: Mr Mark Brown

Dear Mr Witherdin

**Subject: Request for Provision of Key Issues and Assessment Requirements –
Hurstville Private Hospital, Gloucester Road, Hurstville (MP 11_0042)**

I refer to your letter dated 28 April 2011 requesting comments on an application and preliminary environmental assessment under Part 3A of the *Environmental Planning and Assessment Act 1979* submitted to the Department by Continuum Healthcare Group Pty Ltd for the project above.

The NSW Department of Health, Private Health Standards & Regulation Unit (PHSRU) licences private health facilities under the Private Health Facilities Act 2007 (the Act) and monitors compliance by the licensee with the care and safety standards in the legislation.

The level of detail included in the Environmental Assessment is insufficient to enable the provision of any constructive comments on the appropriateness of the planning and provision of clinical services. In addition, the PHSRU has not received an application from the licensee of the premises for any alteration or extension under the Act, and without further details, the Department cannot comment on the development.

For further information please contact me on 9424 5953.

Yours sincerely

Greg McAllan
Associate Director
Private Health Standards & Regulation Unit
Clinical Safety, Quality and Governance Branch

20 JUN 2011

NSW Department of Health
ABN 92 697 899 630
73 Miller St North Sydney NSW 2060
Locked Mail Bag 961 North Sydney NSW 2059
Tel: (02) 9391 9000 Fax: (02) 9391 9161
Website www.health.nsw.gov.au

Our Ref: RDC 11M1462 SYD11/00365
Contact: Aleks Tancevski T 8849 2313
Your Ref: MP 11_0042



**Transport
Roads & Traffic
Authority**



PCU022681

The Director
Metropolitan and Regional Projects South
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Department of Planning
Regional

23 MAY 2011

Scanning Room

Attention: Mark Brown

**DIRECTOR GENERAL'S REQUIREMENTS FOR THE HURSTVILLE PRIVATE HOSPITAL
AT 37 GLOUCESTER ROAD, HURSTVILLE**

Dear Sir / Madam,

Reference is made to the Department's correspondence dated 20 April 2011 (Ref: MP 11_0042) requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. It is noted that the Metropolitan Plan for Sydney 2036 has designated Hurstville as a "Major Centre" and a major focal point for regional transport connections and jobs growth. It is important that the development of the Hurstville Private Hospital takes into consideration, and contributes to the achievement of, transport objectives contained in this and other high level NSW Government strategies.

These strategies include the NSW State Plan and draft South Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new urban development with existing and improved transport services; and improving the efficiency of the road network.

By addressing both the supply of transport services and measures to manage demand for car use, the EA report should demonstrate how users of the Hurstville Private Hospital will be able to make travel choices that support the achievement of relevant State Plan targets.

2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required).

For a full copy of the requirements, please refer to the attached document.

Yours faithfully,
Aleks Tancevski
Director General's Requirements for the Hurstville Private Hospital

3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
4. Proposed number of car parking spaces and compliance with the appropriate parking codes.
5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
6. The RTA requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
7. The RTA will require in due course the provision of a traffic management plan for all demolition / construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

Should you require any further clarification in relation to this matter, please call the contact officer named at the top of this letter.

Yours faithfully



James Hall
Senior Land Use Planner
Transport Planning, Sydney Region

17 May 2011



PCU022451

Sydney
WATER

10 May 2011

Mr Anthony Witherdin
A/Director, Metropolitan and Regional Projects South
Department of Planning Infrastructure
GPO Box 39
Sydney NSW 2001



Attention: Mark Brown

Re: Major Project 11_0042 – Hurstville Private Hospital, Gloucester Road, Hurstville

Dear Mr Witherdin,

Thank you for your letter requesting details of key issues and assessment requirements for the Hurstville Private Hospital, Gloucester Road, Hurstville. Sydney Water has reviewed the preliminary environmental assessment and provides the following comments for the Department's consideration.

Sydney Water requirements for Environmental Assessment

To provide the developer with detailed servicing advice Sydney Water needs the environmental assessment to include the following:

1. *Integrated Water Management Plan* – the Integrated Water Management Plan should include any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.
2. *Infrastructure Management Plan* – the developer needs to provide Sydney Water with information on the required water and wastewater services, and any augmentation that may be required for the proposed development. This will allow Sydney Water to determine the impact of the proposed development on its existing services and identify any augmentation requirements. When determining landscaping options, the developer should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes.

Sydney Water Servicing

Sydney Water will further assess the impact of individual developments when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess if amplification and/or changes to the system are applicable. Sydney Water requests the Department of Planning to continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water.

The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development. The proponent should engage a Water Servicing Coordinator to get a Section

73 Certificate and manage the servicing aspects of the development. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at www.sydneywater.com.au.

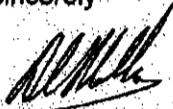
Sydney Water e-planning

Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au. The use of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms. It will also reduce the amount of printed material being produced. This email should be used for:

- Section 62 consultations under the Environmental Planning and Assessment Act 1979
- consultations where Sydney Water is an adjoining land owner to a proposed development
- Major Project applications under Part 3A of the *Environmental Planning and Assessment Act 1979*
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning within a 400m radius of a Sydney Water Wastewater Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact David Demer of the Urban Growth Branch on 02 8849 5241 or e-mail david.demer@sydneywater.com.au

Yours sincerely



Adrian Miller,
Manager, Urban Growth Strategy and Planning



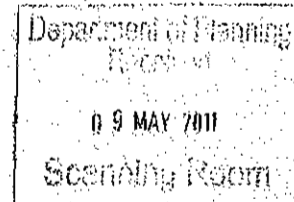
Transport



PCU022291

Mr Anthony Witherdin
A/Director, Metropolitan & Regional Projects South
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Mark Brown



Dear Mr Witherdin,

**REQUEST FOR PROVISION OF KEY ISSUES AND ASSESSMENT REQUIREMENTS
PRIVATE HOSPITAL, GLOUCESTER ROAD, HURSTVILLE (MP 11_0042)**

I refer to your letter dated 20 April 2011 seeking advice on the draft Director-General's Requirements (DGRs) for the above project application. The Department of Transport (DoT) appreciates this opportunity to provide input to this matter.

DoT has reviewed the draft DGRs, together with the Preliminary Environmental Assessment report. The draft DGRs will provide a sound basis on which to assess the proposed development from a transport perspective. It is noted that a sustainable transport plan has been requested in the draft DGRs, which is strongly supported. It is further requested that the proponent undertake an initial evaluation of how a sustainable transport plan would reduce the need for on-site parking while preventing on-street parking elsewhere. More information on sustainable travel planning is available on the Premier's Council for Active Living (PCAL) website at www.pcal.nsw.gov.au/workplace_travel_plan.

I trust that these comments are of assistance. If you would like to discuss this matter further, please contact Hanna Cihal on 8202 2263 or email hanna.cihal@transport.nsw.gov.au.

Yours sincerely

4-5-11

David Hartmann
A/ Principal Manager – Statutory Planning
Centre for Transport Planning

CD11/05189



Hurstville City Council

Our Ref: Container: Record Number

6 May 2011

Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Mark Brown

Dear Mr Brown,

**Re: Key Issues and Assessment Requirements, Hurstville Private Hospital
(MP11_0042)**

Thankyou for the opportunity to comment on the Draft Director General's Requirements issued under Section 75F of the EP&A Act.

Council has reviewed the requirements and requests that that the Department also take the following into consideration:

- Detailed assessment of provision of parking for staff and visitors/patients and the impact of any shortfall of parking on Council's on-street parking.
- The proponent should be requires to undertake detailed micro simulation network modelling (preferably Paramics) and SIDRA intersection modelling to reflect the impact of the traffic generated from the proposed development on the existing network and intersection in the vicinity of the proposed development, taking in account the generated traffic from the approved, (yet to be constructed) development at 458 Forest Road Hurstville.
- Acoustic report to consider the impact of the noise from plant and vehicles entering and exiting the basement on the adjoining residential properties
- Consideration of the 'interface' of the development with the immediately adjoining residential zone
- Stormwater Disposal - If the proposal increases the existing impervious area of the site the disposal of storm waters from the site shall comply with Council's On Site Detention Criteria

Should you require clarification on any of the above, please do not hesitate to contact Laura Locke, Team Leader Development Assessment on 9330 6166.

Yours Sincerely

Laura Locke
Team Leader Development Assessment

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