



Director-General's Requirements

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

Application number	MP11_0087
Project	Project Application for construction of Stages 1A, 1B and 2A of the Wagga Wagga Base Hospital Redevelopment
Location	Edward Street, Wagga Wagga
Proponent	NSW Health Infrastructure
Date issued	23 JUNE 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 Height <ul style="list-style-type: none"> Consideration of the height, bulk and scale of the proposed development within the context of the locality. Details of proposed open space and landscaping areas. Design quality with specific consideration of setbacks, building articulation, colours / materials / finishes and the public domain. 3. Environmental and Residential Amenity Impacts of the proposal on solar access and privacy within the site and on surrounding developments. 4. Transport & Accessibility Impacts (Construction and Operational) The EA shall provide details on traffic, transport and accessibility generation, access (including emergency access), car parking arrangements, disabled spaces and patient pick up / drop off, loading areas and pedestrian and bicycle linkages associated with the proposed works. 5. 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. 6. Contamination The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55. 7. 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>8. Aboriginal Heritage The EA shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment Community Consultation 2005, if required.</p> <p>9. Drainage The EA shall address drainage / flooding issues associated with the development / site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p>10. Waste Identify the likely waste 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>11. Hazards 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.</p> <p>12. Public Domain The EA shall address any required public domain improvements associated with the proposed development.</p> <p>13. Operational Management The EA shall address noise from plant and equipment; radiation, chemical and biological hazards; emergency and evacuation procedures; use of the helipad and lighting and signage associated with the proposed development.</p> <p>14. Utilities 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>15. Statement of Commitments The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p> <p>16. Maintenance of Patient Care The EA shall address the maintenance of patient care throughout the stages of construction.</p>
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 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; • Traffic Impact Assessment – including an analysis of existing travel characteristics in the locality as well as the projected traffic impacts of the proposed development and any required upgrades; and • Construction Management Plan and Traffic Management Plan – addressing the management of traffic (including bus operations) during the construction stages of the development.
<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; • 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>

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 Planning Guidelines for Walking and Cycling;
- Wagga Wagga LEP 2010;
- Wagga Wagga DCP 2010;
- relevant Development Control / Section 94 contribution plans; and
- nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.