

# Director General's Environmental Assessment Requirements

## Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

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| <b>Application Number</b>   | 5029-2011  |
| <b>Proposal Name</b>        | New Emergency Department and Sub Acute mental Health Facility at St George Hospital  |
| <b>Location</b>             | St George Hospital, Gray Street, Kogarah   |
| <b>Applicant</b>            | Health Infrastructure  |
| <b>Date of Issue</b>        | 21 December 2011   |
| <b>General Requirements</b> | <p>The Environmental Impact Statement (EIS) must meet the minimum requirements in Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>, specifically:</p> <ul style="list-style-type: none"> <li>• form specifications in clause 6; and</li> <li>• content specifications in clause 7 .</li> </ul>  |
| <b>Key issues</b>           | <p>The EIS must address the following specific matters:</p> <p><b>1. Environmental Planning Instruments (EPIs)</b><br/> Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> <li>• SEPP (State and Regional Development) 2011;</li> <li>• SEPP (Infrastructure) 2007;</li> <li>• SEPP 33 – Hazardous and Offensive Development;</li> <li>• Kogarah Local Environmental Plan 1998;</li> </ul> <p><i>Permissibility</i><br/> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i><br/> Identify the development standards applying to the site. Justify any development standards not being met.</p> <p><i>Contamination</i><br/> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i></li> </ul> <p><b>2. Policies, Guidelines and Planning Agreements</b><br/> Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• NSW State Plan, Metropolitan Plan for Sydney 2036 and the draft Sydney South Subregional Strategy;</li> <li>• DCP 5 – Kogarah Town Centre;</li> <li>• Council's Section 94 Plans;</li> <li>• Development Near Rail Corridors and Busy Roads – Interim Guidelines 2008;</li> <li>• NSW Groundwater Policy Framework Document – General; and</li> <li>• NSW Groundwater Quality Protection Policy.</li> </ul> <p>Detail how the development promotes or is consistent with these provisions</p> |

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|  | <p>and strategic objectives.</p> <p><b>3. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>• Address the height, bulk and scale of the proposed development within the context of the St George Hospital, including how it fits with the schools, residential, commercial and retail uses within the area.</li> <li>• Design quality, with specific consideration of the overall site layout, setbacks, axis, vistas and connectivity, open spaces and edges, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of colours, landscaping, safety by design, public domain and compatibility with surrounding development.</li> <li>• Consideration to design quality of the two proposed pad mounted substation kiosks to minimise visual impact on the existing streetscape and the front of the Gray Street car park.</li> <li>• Undertake a view analysis, including photomontages and perspectives of; <ul style="list-style-type: none"> <li>• Each elevation;</li> <li>• Key elements and views of the development from key locations;</li> <li>• Key views, vistas and view corridors from the public domain that may be impacted; and</li> <li>• Design considerations to mitigate any impacts;</li> </ul> </li> </ul> <p><b>4. Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>• Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>) will be incorporated in the design, construction and ongoing operation phases of the development.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>NSW Health's Engineering Services and Sustainable Development Guidelines (TS11)</i></li> </ul> <p><b>5. Amenity</b></p> <p>Including solar access, acoustic impacts, visual privacy, servicing requirements (including but not limited to, waste management, loading zones, mechanical plant), view loss, overshadowing and wind impacts. A high level of environmental amenity must be demonstrated.</p> <p><b>6. Landscaping</b></p> <ul style="list-style-type: none"> <li>• A detailed landscape plan including the intention of the existing landscaping strip along Gray Street.</li> <li>• Landscaping should be sensitive to encourage patient well being, in accordance with Kogarah City Council's biodiversity and species recommendations.</li> <li>• A detailed arborist report should be submitted that addresses any trees to be removed and any trees affected by the proposal.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>AS 4970-2009 Protection of Trees on Development Sites</i></li> </ul> <p><b>7. Noise and Vibration</b></p> <ul style="list-style-type: none"> <li>• Identify the main noise generating sources and activities at all stages of construction, and any noise sources during operation, including the new generator and ventilations system and accumulative impact of all plant and equipment operating simultaneously.</li> <li>• Identify effected residential premises and outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>NSW Industrial Noise Policy (EPA)</i></li> <li>• <i>Environmental Noise Control Manuel (sleep disturbance)</i></li> <li>• <i>Interim Construction Noise Guideline (DECC)</i></li> </ul> |
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|  | <ul style="list-style-type: none"> <li>• <i>Relevant Australian Standards</i></li> </ul> <p><b>8. Transport and Accessibility (Construction and Operation)</b></p> <ul style="list-style-type: none"> <li>• Provide a Transport &amp; Accessibility Study prepared with reference to the NSW 2012 objectives, 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, considering the following:             <ul style="list-style-type: none"> <li>• Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant NSW 2010 targets;</li> <li>• Detail the existing pedestrian and cycle movements within the vicinity of the site and describe the measures to be implemented to promote sustainable transport and improve access/usage of public transport, pedestrian and bicycle linkages. Address future demand for increased public transport and pedestrian and cycle access;</li> <li>• 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;</li> <li>• Identify potential traffic impacts during the construction and operational stages of the project, and measures to mitigate these impacts, including the preparation of a Traffic Impact Study;</li> <li>• 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 key intersections to be examined include:                 <ul style="list-style-type: none"> <li>• Kensington Street and Belgrave/South Street;</li> <li>• Princess Highway and South Street;</li> <li>• Princess Highway and Gray Street; and</li> <li>• Gray Street and Railway Parade.</li> </ul> </li> <li>• The traffic impact assessment should consider base models with future traffic generated by the proposed redevelopment;</li> <li>• Identify and consider any environmental impacts associated with proposed road works, including the proposed closure of any roads associated with the redevelopment of the Hospital on existing vehicle access arrangements (e.g. taxis, community transport vehicles and other vehicles), and measures to mitigate these impacts;</li> <li>• Details of the proposed access and service vehicle movements associated with the proposed development including:                 <ul style="list-style-type: none"> <li>• details of service vehicle movements including vehicle type and likely arrival and departure times; and</li> <li>• compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc.) (note: the new service and ambulance entry / exit should comply with Section 3.2.3 of AS 2890.1:2004);</li> </ul> </li> <li>• Details of the proposed car parking provisions including:                 <ul style="list-style-type: none"> <li>• proposed number of car parking spaces, opportunity for future parking to be provided within the hospital, provision of short stay off street parking for drop off and pick up of patients (including taxis) and compliance with the appropriate parking codes should be addressed;</li> <li>• the impact of the existing entry / exit point of the South Street car park should be considered and an assessment as to whether any car parking will be lost as a result of the Sub- Acute Mental Health Building;</li> <li>• Adequate levels of on site car parking for the proposed</li> </ul> </li> </ul> </li> </ul> |
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|  | <p>development, having regard to the level of accessibility of the site to public transport, opportunities for car sharing, local planning controls and RTA guidelines (note: The Department supports reduced parking provisions, if adequate public transport is available to access the site).</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Guide to Traffic Generating Developments (RTA)</i>; and</li> <li>• NSW Planning Guidelines for Walking and Cycling.</li> </ul> <p><b>9. Heritage</b></p> <ul style="list-style-type: none"> <li>• An heritage impact statement (HIS) and statement of significance of the likely impacts of the proposal on heritage items, including; <ul style="list-style-type: none"> <li>• the relationship to any heritage items;</li> <li>• justification for the removal of Griffith House, including a local comparative analysis to determine the rarity of the item, and whether the building is aesthetically an exceptional building and the structural condition of the item. A discussion of alternative means of access to the facility that does not require the demolition of the building is required;</li> <li>• construction and operational impacts on adjoining heritage items;</li> <li>• assessment of the impacts on views to and from heritage listed buildings;</li> <li>• any impacts on natural areas and places of Aboriginal historic or archaeological significance and consideration of the wider heritage impacts on the surrounding area; and</li> <li>• proposed conservation and mitigation measures.</li> </ul> </li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>NSW Heritage Manual (1996)</i></li> <li>• <i>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (Office of Environment and Heritage, Department of Premier and Cabinet April 2011).</i></li> </ul> <p><b>10. Existing Structures on Site</b></p> <p>Identify the intention for existing structures on site including:</p> <ul style="list-style-type: none"> <li>• Details of the intended use of the existing Emergency Department building upon completion of the new facility; and</li> <li>• Identify where the existing maintenance/engineering workshops and waste management area are being relocated and identify if the relocation of these will have an impact on car parking, traffic movements, noise on surrounding streets and adjacent residential properties.</li> </ul> <p><b>11. Infrastructure and Utilities</b></p> <ul style="list-style-type: none"> <li>• In consultation with relevant agencies, the EA shall address the existing capacity and any augmentation requirements of the development for the provision of infrastructure and utilities.</li> <li>• Demonstrate that the site can be suitably serviced.</li> </ul> <p><b>12. Sediment, Erosion and Dust controls (Construction and Excavation)</b></p> <ul style="list-style-type: none"> <li>• Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</li> <li>• Drainage issues associated with the proposal including stormwater and drainage infrastructure.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Managing Urban Stormwater – Soils &amp; Construction Volume 1 2004 (Landcom)</i></li> <li>• <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i></li> </ul> |
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|   | <ul style="list-style-type: none"> <li>• <i>Kogarah City Council's Water Management Policy (2006)</i></li> </ul> <p><b>13. Groundwater</b></p> <ul style="list-style-type: none"> <li>• Address whether the proposal is likely to intercept, use or affect groundwater.</li> <li>• Demonstrate that the proposal is consistent with NSW State groundwater policies, and does not detrimentally impact on groundwater quality or the health of groundwater dependent ecosystems.</li> </ul> <p><b>14. Hazards</b></p> <ul style="list-style-type: none"> <li>• An assessment against State Environmental Planning Policy No 33 – Hazardous and offensive Development.</li> <li>• 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.</li> <li>• Implementation of safety precautions for the storage of equipment and associated radiation hazards related to medical imaging, including x-rays, nuclear scans and radiation oncology.</li> </ul> |
| <b>Plans and Documents</b>                | <p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> <li>• Shadow Diagrams</li> <li>• Survey Plan to AHD</li> </ul>   |
| <b>Consultation</b>                       | <p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Kogarah City Council;</li> <li>• Transport for NSW;</li> <li>• RailCorp;</li> <li>• Roads and Maritime Services;</li> <li>• Office of Water;</li> <li>• Office of Environment and Heritage;</li> <li>• Any other relevant public authorities.</li> </ul> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>  |
| <b>Further consultation after 2 years</b> | <p>If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director General in relation to the requirements for lodgement.</p>  |
| <b>References</b>                         | <p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the guidelines, policies and plans listed above may be relevant to the environmental assessment of this project.</p>   |