

# Director General's Environmental Assessment Requirements

## Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

<b>Application Number</b>	SSD 5263
<b>Proposal Name</b>	Blacktown Hospital Redevelopment
<b>Location</b>	Lots 300, 301, 306 & 308 in DP15914; Lot 1 in DP128344; Lot 3 in DP71010; and Lot 1 in DP730307, Blacktown Road, Blacktown.
<b>Applicant</b>	Health Infrastructure
<b>Date of Issue</b>	9 May 2012
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include:</p> <ul style="list-style-type: none"> <li>• measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Statutory and Strategic Context</b> – including: Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State &amp; Regional Development) 2011;</li> <li>• State Environmental Planning Policy No.55 – Remediation of Land;</li> <li>• State Environmental Planning Policy No.33 – Hazardous and Offensive Development;</li> <li>• State Environmental Planning Policy (Infrastructure) 2007; and</li> <li>• Blacktown Local Environmental Plan 1988.</li> </ul> <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• NSW 2021;</li> <li>• Metropolitan Plan for Sydney 2036;</li> <li>• North West Subregion Draft Subregional Strategy;</li> <li>• Blacktown Development Control Plan 2006;</li> <li>• Blacktown Planning Strategy;</li> <li>• NSW Bike Plan;</li> <li>• Planning Guidelines for Walking and Cycling;</li> <li>• Integrating Land Use and Transport Policy Package; and</li> <li>• Healthy Urban Development Checklist, NSW Health.</li> </ul> <p><b>2. 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 locality, including the existing main hospital building,</li> </ul>

	<p>proposed multi-storey car park and adjoining residential development.</p> <ul style="list-style-type: none"> <li>• Design quality, with specific consideration of the overall site layout, connection with the existing adjacent hospital buildings, axis, vistas and connectivity, open spaces and edges, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of colours, including an assessment against the Crime Prevention Through Environmental Design Principles;</li> <li>• Impact of the proposed hospital redevelopment on the existing at-grade car park.</li> </ul> <p><b>3. Amenity</b></p> <ul style="list-style-type: none"> <li>• 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 for land uses immediately adjacent and the surrounding residential areas must be demonstrated.</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 Environmental Planning and Assessment Regulation 2000 will be incorporated in the design, construction and ongoing operation phases of the development.</li> <li>• Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.</li> </ul> <p><b>5. Noise</b></p> <ul style="list-style-type: none"> <li>• Identify and provide a quantitative assessment of the main noise generating sources and activities at all stages of construction, and any noise sources during operation. 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>Interim Construction Noise Guideline (DECC)</i></li> </ul> <p><b>6. Transport and Accessibility (Operation)</b></p> <ul style="list-style-type: none"> <li>• Detail the proposed final access arrangements between Blacktown Road and hospital, including augmentation requirements and intersection treatments for left and right vehicle movements to and from the site.</li> <li>• Detail access arrangements and service vehicle movements at all stages of operation (including vehicle type and likely arrival and departure times) and measures to mitigate any associated traffic impacts.</li> <li>• Prepare a Transport Accessibility Study that addresses the following: <ul style="list-style-type: none"> <li>– the proposed access and parking provisions;</li> <li>– demonstrates minimised car parking demand having regard to the availability of public transport and the proposed multistorey car park, which is the subject of a development application lodged with Blacktown City Council (<i>Note: reduced car parking provision maybe supported in areas well serviced by public transport.</i>);</li> <li>– demonstrates how users of the development will be able to make travel choices that support the achievement of State Plan targets;</li> <li>– details 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; and</li> <li>– describes measures to be implemented to promote sustainable means of transport including public transport usage and pedestrian</li> </ul> </li> </ul>
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	<p>and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan.</p> <ul style="list-style-type: none"> <li>• Estimate the total daily and peak hour trips generated by the proposed development, including accurate details of the current and future daily vehicle movements and assess the impacts of the traffic generated on the local road network, including intersection capacity and any potential need for upgrading or road works (if required), having regard to local planning controls. Key intersections to be examined/modelled include: <ul style="list-style-type: none"> <li>– Blacktown Road and Wall Park Avenue, including signalisation and proposed entry and exit point to Blacktown Hospital and impact on Baronta Street;</li> <li>– Blacktown Road/Main Street and Marcel Crescent; and</li> <li>– Main Street and Sunnyholt Road/Newton Road.</li> </ul> </li> </ul> <p><b>7. Transport and Accessibility (Construction)</b></p> <ul style="list-style-type: none"> <li>• Detail access arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycleway or traffic impacts.</li> <li>• Details regarding car parking arrangements during construction, including the displacement of visitor and patient car parking. Alternative off-site arrangements should be made for staff and construction workers.</li> </ul> <p><b>8. Flora and Fauna</b></p> <p>Address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment.</p> <p><b>9. Heritage</b></p> <p>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 relevant.</p> <p><b>10. Aboriginal Heritage</b></p> <p>The EIS shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010, if relevant.</p> <p><b>11. Sediment, Erosion and Dust controls (Construction and Excavation)</b></p> <p>Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</p> <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> <p><b>12. Utilities</b></p> <ul style="list-style-type: none"> <li>• In consultation with relevant agencies the EIS shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure through the preparation of an Infrastructure Management Plan.</li> <li>• Prepare an Integrated Water Management Plan detailing any proposed alternative water supply, proposed end users of potable and non-potable water, demonstration of water sensitive urban design and water conservation measures.</li> </ul> <p><b>13. Staging</b></p> <p>Details regarding the staging of the proposed development (if proposed).</p>
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	<p><b>14. Contributions</b> Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p><b>15. Flooding</b> An assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity.</p> <p><b>16. Drainage</b> Address the development's stormwater and drainage infrastructure requirements. → <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Blacktown City Council's Engineering Guide for Development (Current Version).</i></li> <li>• <i>Blacktown City Council's Works Specification – Civil (Current Version).</i></li> <li>• <i>Blacktown City Council's DCP Part R – Water Sensitive Urban Design &amp; Integrated Water Cycle Management.</i></li> <li>• <i>Upper Parramatta River Catchment Trust On-site Stormwater Detention Handbook, Third Edition, December 1999.</i></li> </ul> <p><b>17. Servicing and Waste</b> Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</p> <p><b>18. Hazards</b> A description of the proposed storage, use and management of any hazardous materials and measures to be implemented to manage hazards and risks associated with the storage.</p>
<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>• Architectural drawings;</li> <li>• Site Survey Plan, showing existing levels, location and height of existing and adjacent structures/buildings and boundaries;</li> <li>• Site Analysis Plan;</li> <li>• Stormwater Concept Plan;</li> <li>• Shadow Diagrams;</li> <li>• View Analysis/Photomontages;</li> <li>• Landscape Plan;</li> <li>• Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan;</li> <li>• Geotechnical and Structural Report;</li> <li>• Arborist Report; and</li> <li>• Sample board and schedule of materials and finishes.</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>• Blacktown City Council;</li> <li>• Local Aboriginal Land Council and stakeholders; and</li> <li>• Local Heritage Group/s, if relevant.</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>	If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director General in relation to the preparation of the EIS.
<b>References</b>	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.