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Robert Rust  
Chief Executive  
Health infrastructure  
PO Box 1060  
North Sydney NSW 2059

Our ref.: 5036-2011

**Att: Leone McEntee**

Dear Mr Rust

**Subject: Amended Director-General's Requirements for Staged Development of the Prince of Wales Hospital - Comprehensive Cancer and Blood Disorder Centre (5036-2011)**

The Department has received NSW Health's request, dated 21 February 2012, to amend the above proposal by staging the development.

Please find attached a copy of the amended Director-General's Requirements (DGRs) for the preparation of an Environmental Impact Statement for the project. The DGRs have been prepared based on the information you have provided to date. Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time. If you do not submit an Environmental Impact Statement the project within 2 years, the DGRs will expire.

Prior to exhibiting the Environmental Assessment that you submit for the project, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government authorities in making this decision. Please provide 1 hard copy and 3 electronic copies<sup>1</sup> of the Environmental Assessment to assist this review.

If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require you to revise the Environmental Assessment. Once the Director-General is satisfied that the DGRs have been adequately addressed, the Environmental Assessment will be made publicly available for at least 30 days.

If your project is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required for your project (<http://www.environment.gov.au> or 6274 1111).

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<sup>1</sup> File parts must be no greater than 5Mb each. File parts should be logically named and divided.

Your contact officer for this proposal, Simon Truong, can be contacted on 02 9228 6457 or via email at [simon.truong@planning.nsw.gov.au](mailto:simon.truong@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,



3/02/12

Alan Bright  
**Acting Director**  
**Metropolitan and Regional Projects South**

# Amended Director-General's Environmental Assessment Requirements

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

<b>Application Number</b>	SSD 5036-2011
<b>Development</b>	<p>Staged development of the Comprehensive Cancer Care and Blood Disorder Centre as follows:</p> <p><u>Stage 1:</u> Bulk excavation and construction of a new lower ground treatment area, 4 underground radiotherapy bunkers, and a new underground tunnel connecting staff to the Building 3 and the hospital</p> <p><u>Stage 2:</u> Development of the remainder of the Comprehensive Cancer Care and Blood Disorder Centre.</p>
<b>Location</b>	Prince of Wales Hospital, 61 High Street, Randwick
<b>Applicant</b>	NSW Health Infrastructure
<b>Date of Issue</b>	23 February 2012
<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><b><u>Stage 1: Bulk excavation and construction of a new lower ground treatment area, 4 underground radiotherapy bunkers, and a new underground tunnel connecting staff to the Building 3 and the hospital.</u></b></p> <p>The EIS for the Stage 1 application must address the following specific matters:</p> <p><b>1. Environmental Planning Instruments (EPIs)</b> Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> <li>• SEPP (Infrastructure) 2007;</li> <li>• SEPP No. 33 - Hazardous and Offensive Development;</li> <li>• SEPP No. 55 – Remediation; and</li> <li>• Randwick Local Environmental Plan 1998 (Consolidation).</li> </ul> <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.</p> <p><i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p><i>Relevant Policies and Guidelines:</i></p>

- *Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)*

## **2. Policies, Guidelines and Planning Agreements**

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW 2021;
- Metropolitan Plan for Sydney 2036;
- Draft East Subregional Strategy;
- Randwick Health Campus Masterplan Principles Review (2008);
- Randwick Education and Health Specialised Centre Discussion paper and Precinct Plan;
- Council's Section 94 contribution plan;
- NSW Groundwater Policy Framework Document – General; and
- NSW Groundwater Quality Protection Policy.

## **3. Built Form**

- Details of the Stage 1 building form including a conceptual representation of the overall development to demonstrate its relationship with the future Stage 2 works.

## **4. Ecologically Sustainable Development (ESD)**

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.

*Relevant Policies and Guidelines:*

- *NSW Health's Engineering Services and Sustainable Development Guidelines (TS11)*

## **5. Noise and Vibration**

Identify the main noise generating sources and activities at all stages of construction, and any noise sources during operation, including the new radiotherapy bunker and cumulative impact of all plant and equipment operating simultaneously. Identify residential effected residential premises and outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

*Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Environmental Noise Control Manual (sleep disturbance)*
- *Interim Construction Noise Guideline (DECC)*
- *Relevant Australian Standards*

## **6. Transport and Accessibility (Construction and Operation)**

- Provide accurate details of daily vehicle movements including emergency vehicles (if applicable) and assess the impacts of this traffic on the local road network, including any impact on nearby intersections and the need for upgrading or road improvements.

- Detail access arrangements during construction and operation and address any impacts on the operation of Avoca Street, other local roads in the vicinity of the access point and vehicle movements within the hospital.
- Analyse the car parking requirements for the existing uses on site and proposed Stage 1 development, including consideration of any loss of existing on-site parking and the need for compensatory parking else where on site.
- Details of all service vehicle movements.
- Provide a draft Construction Traffic Management Plan.

*Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Developments (RTA);*
- *Planning Guidelines for Walking and Cycling;* and
- *NSW 2021.*

## **7. Heritage**

- Address the impact of the proposed Stage 1 development on the heritage significance of any heritage items and / or conservation areas in accordance with the guidelines in the NSW Heritage Manual and relevant Council LEPs and DCPs including consideration of the impact on the existing Blacket Building and nearby Superintendent's Cottage and the existing setting and spatial relationships of these two existing buildings.
- Consideration of the relationship of the Stage 1 development to adjacent heritage items including the fence along Avoca Street, significant or historic trees, the High Cross reserve nearby and the impact on the setting and views to and from these items and existing heritage precinct of the Prince of Wales Hospital.
- Consideration of the archaeological potential of the area and the potential impact of the proposal on the archaeological significance of the site in accordance with the guidelines of the Heritage Council of NSW.

## **8. Landscaping**

- Address the potential impact on any adjacent/nearby trees that are listed in Council's Significant Tree Register.
- Provide a Tree Survey and Arboriculture Assessment of all trees location either within or adjacent to the proposed development footprint, including measures to protect trees and compensatory planting for any trees to be removed.

## **9. Operational Management**

- Address noise from plant and equipment; radiation, chemical and biological hazards; emergency and evacuation procedures; lighting and signage associated with the proposed development.
- Address how ongoing operation of the hospital services on site will be maintained or appropriately relocated during construction of Stage 1 and how the development will be appropriately amalgamated on site prior to Stage 2 commencing.

- Provision of a building and fire safety report, indicating the proposed works for the access tunnel will be in compliance with the relevant standards for Crown development.

#### **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.

#### **11. Infrastructure and Utilities**

- In consultation with relevant agencies, the proposal shall address the existing capacity and any augmentation requirements of the development for the provision of infrastructure and utilities, and demonstrate that the site can be suitably serviced.

#### **12. Hazards**

- An assessment against State Environmental Planning Policy No 33 – Hazardous and offensive Development and any other relevant guidelines;
- 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; and
- Implementation of safety precautions for the storage of equipment and associated radiation hazards related to the proposed radiotherapy bunkers.

#### **13. Sediment, Erosion and Dust controls (Construction and Excavation)**

- Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.

##### *Relevant Policies and Guidelines:*

- *Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)*
- *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)*

#### **14. Stormwater Drainage**

- Provide a drainage concept plan for Stage 1, including on-site detention and analysis of overland flow paths and localised low points in accordance with Council's policy.
- Minimise any potential adverse impact of the development on adjacent (including upstream and downstream) infrastructure and properties.
- Provide for the development to be fully protected for storm events up to the critical 1 in 100 year ARI event.
- Consider any required modifications, extensions or upgrades to the existing Council controlled drainage system within the site as a result of the development.

<b>Plans and Documents</b>	<p>EIS for Stage 1 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>• Transport and Traffic Impact Assessment;</li> <li>• Heritage Impact Assessment &amp; Statement of Heritage Impact;</li> <li>• Construction and Operational Waste Management Plan;</li> <li>• Hazards Impact Assessment;</li> <li>• Noise Impact Assessment;</li> <li>• Stormwater Concept Plan;</li> <li>• Staging plans;</li> <li>• Building and Fire Safety Report; and</li> <li>• Survey Plan to AHD.</li> </ul>
	<p><b><u>STAGE 2: Development of the remainder of the Comprehensive Cancer Care and Blood Disorder Centre.</u></b></p> <p>The EIS for the Stage 2 application must address the following specific matters:</p> <p><b>1. Environmental Planning Instruments (EPIs)</b> Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> <li>• SEPP (Infrastructure) 2007;</li> <li>• SEPP No. 33 - Hazardous and Offensive Development;</li> <li>• SEPP No. 55 - Remediation</li> <li>• Randwick Local Environmental Plan 1998 (Consolidation); and</li> </ul> <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.</p> <p><i>Contamination</i> 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> 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>• Draft East Subregional Strategy;</li> <li>• Randwick Health Campus Masterplan Principles Review (2008);</li> </ul>

- Randwick Education and Health Specialised Centre Discussion paper and Precinct Plan;
- Council's Section 94 contribution plan;
- NSW Groundwater Policy Framework Document – General; and
- NSW Groundwater Quality Protection Policy.

### **3. Built Form and Height**

- Address the height, bulk and scale of the proposed development within the context of the locality including existing hospital buildings on site and adjoining residential and commercial developments.
- 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, building articulation, materials, choice of colours, landscaping, safety by design, public domain and compatibility with surrounding development.
- Details demonstrating the relationship with Stage 1 development.

### **4. Ecologically Sustainable Development (ESD)**

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.

*Relevant Policies and Guidelines:*

- *NSW Health's Engineering Services and Sustainable Development Guidelines (TS11)*

### **5. Noise and Vibration**

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. Identify residential effected residential premises and outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

*Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Environmental Noise Control Manual (sleep disturbance)*
- *Interim Construction Noise Guideline (DECC)*
- *Relevant Australian Standards*

### **6. Transport and Accessibility (Construction and Operation)**

- Address the implications of the development on non-car travel modes; the potential for implementing a location-specific sustainable travel plan, and the provision of facilities to increase the non-car mode share for travel to and from the site.
- Provide accurate details of daily vehicle movements including emergency vehicles (if applicable) and assess the impacts of this traffic on the local road network, including any impact on nearby intersections and the need for upgrading or road improvements.



- Detail access arrangements during of construction and operation and address any impacts on the operation of Avoca Street, other local roads in the vicinity of the access point and vehicle movements within the hospital.
- Analyse the car parking requirements for the proposal, including consideration of any loss of existing on-site parking and the need for compensatory parking.
- Details of all service vehicle movements.
- Provide a draft Construction Traffic Management Plan.

*Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Developments (RTA);*
- *Planning Guidelines for Walking and Cycling; and*
- *NSW 2021.*

## **7. Heritage**

- Address the impact on the heritage significance of any heritage items and / or conservation areas in accordance with the guidelines in the NSW Heritage Manual and relevant Council LEPs and DCPs including consideration of the impact on the existing Blacket Building and nearby Superintendent's Cottage and the existing setting and spatial relationships of these two existing buildings; in regards to the proposed new building envelope the proposed bulk and scales; setback and new landscaping or built fabric elements.
- Consideration of the relationship of the new building to adjacent heritage items including the fence along Avoca Street, significant or historic trees, the High Cross reserve nearby and the impact on the setting and views to and from these items and existing heritage precinct of the Prince of Wales Hospital.
- Consideration of the archaeological potential of the area and the potential impact of the proposal on the archaeological significance of the site in accordance with the guidelines of the Heritage Council of NSW.

## **8. Landscaping**

- Address the potential impact on any adjacent/nearby trees that are listed in Council's Significant Tree Register.
- Provide a Tree Survey and Arboriculture Assessment of all trees location either within or adjacent to the proposed development footprint, including measures to protect trees and compensatory planting for any trees to be removed.

## **9. Operational Management**

- Address noise from plant and equipment; radiation, chemical and biological hazards; emergency and evacuation procedures; lighting and signage associated with the proposed development.
- Address how ongoing operation of the hospital services on site will be maintained or appropriately relocated during construction of the development and how the development will be appropriately amalgamated on site, in particular the Stage 1 development.

**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.

**11. Infrastructure and Utilities**

- In consultation with relevant agencies, the proposal shall address the existing capacity and any augmentation requirements of the development for the provision of infrastructure and utilities, and demonstrate that the site can be suitably serviced.
- An Integrated Water Management Plan detailing 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.

**12. Hazards**

- An assessment against State Environmental Planning Policy No 33 – Hazardous and offensive Development and any other relevant guidelines;
- 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; and
- 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.

**13. Sediment, Erosion and Dust controls (Construction and Excavation)**

- Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.

*Relevant Policies and Guidelines:*

- *Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)*
- *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)*

**14. Stormwater Drainage**

- Provide a drainage concept plan for the entire development, including on-site detention and analysis of overland flow paths and localised low points in accordance with Council's policy.
- Minimise any potential adverse impact of the development on adjacent (including upstream and downstream) infrastructure and properties.
- Provide for the development to be fully protected for storm events up to the critical 1 in 100 year ARI event.
- Consider any required modifications, extensions or upgrades to the existing Council controlled drainage system within the site as a result of the development.

<b>Plans and Documents</b>	<p>The EIS for Stage 2 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>• Transport and Traffic Impact Assessment;</li> <li>• Heritage Impact Assessment &amp; Statement of Heritage Impact;</li> <li>• Construction and Operational Waste Management Plan;</li> <li>• Hazards Impact Assessment;</li> <li>• Noise Impact Assessment;</li> <li>• Shadow Diagrams;</li> <li>• Landscape Plan;</li> <li>• Stormwater Concept Plan; and</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>• Randwick City Council;</li> <li>• Transport for NSW;</li> <li>• Roads and Maritime Services;</li> <li>• Office of Environment and Heritage;</li> <li>• Heritage Council of NSW;</li> <li>• Sydney Water; and</li> <li>• the local community.</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>