

CONCEPT PLAN APPLICATION FOR ROYAL NORTH SHORE HOSPITAL SITE

ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Project	Concept Application – Royal North Shore Hospital (RNSH) site Consolidation & refurbishment of existing medical buildings, new acute hospital building, community health precinct, research and education facilities, commercial development incorporating complementary health facilities, office retail and residential development and as generally described in the preliminary environmental assessment prepared by Urbis JHD.
Site	Royal North Shore Hospital Site, St Leonards
Proponent	NSW Health
Date of Issue	5 April 2006
Date of Expiration	5 April 2008 (2 years from date of issue)
Special Provision	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 8 March 2006.
General Requirements	The environmental assessment must include: <ul style="list-style-type: none"> • an executive summary; • a description of the proposal including: <ul style="list-style-type: none"> ◦ description of the site, including cadastre and title details; ◦ design, construction, operation, maintenance, rehabilitation and staging as applicable; and ◦ project objectives and need (if relevant); • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and • a statement on the validity of the environmental assessment, the qualifications of person(s) preparing the assessment and that the information contained in the environmental assessment is neither false nor misleading.
Key Assessment Requirements	<p>Part A – Heads of Consideration</p> <ul style="list-style-type: none"> • Suitability of the site; • Likely environmental, social and economic impacts; • Justification for undertaking the project; and • The public interest. <p>Part B – Relevant EPIs and Guidelines to be addressed</p> <ul style="list-style-type: none"> • Planning provisions applying to the site including permissibility and the provisions of all plans and policies; • Nature and extent of non-compliance with specified EPIs; and • Consideration of alternatives to the proposal. <p>Part C – Key Issues to be addressed</p> <ul style="list-style-type: none"> • Requirements of the Department and other agencies (see Schedule 1 attached); <p>Part D – Statement of Commitments</p> <ul style="list-style-type: none"> • Proposed mitigation and management of residual impacts; and • A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project. <p>Test of adequacy</p> <p>If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to</p>

	<p>address the matters notified to the proponent.</p> <p>The Director-General may modify these requirements by further notice to the proponent.</p> <p>General Environmental Risk Analysis (in relation to all components of the project)</p> <p>Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and occupation), proposed mitigation measures and potentially residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the Assessment.</p>
Consultation Requirements	<p>You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the environmental assessment:</p> <p>(a) Agencies or other authorities:</p> <ul style="list-style-type: none"> • Roads and Traffic Authority • NSW Heritage Office • Department of Planning (Sydney East Region office) • Willoughby City Council • Ministry of Transport • Premiers Department • Lane Cove Council • North Sydney Council • State Transit Authority • Rail Corporation of NSW • Sydney Water • Energy Australia • Telstra Corporation Limited • Broadcast Australia <p>(b) Public:</p> <ul style="list-style-type: none"> • Any additional meetings proposed by the local member or other relevant group. <p>(c) Peer Review Requirements:</p> <ul style="list-style-type: none"> • List any components of the Environmental Assessment to be independently peer reviewed prior to submission.
Deemed refusal period	<p>60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)</p>
Panels constituted under s75G	<p>No Panels are required at this stage.</p>
Application Fee Information	<p>Fees are applicable to the application. The fee is based on estimated cost of works as per the <i>Environmental Planning and Assessment Regulation 2000</i>. Please consult with the Department about the Concept Plan fee.</p>
Landowners Information	<p>Landowner's information is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>For notification both inside and outside of the Royal North Shore Hospital site, the Department will seek landowners' and occupiers' details from Willoughby City Council, Lane Cove Council and North Sydney Council.</p>
Documents to be submitted	<p>15 hard copies of the environmental assessment. Five (5) copies of the environmental assessment and plans on CD-ROM (pdf format) Models Plans Drawings</p>

SCHEDULE 1

KEY ISSUES TO BE ADDRESSED IN THE ENVIRONMENTAL ASSESSMENT

1. RNSH PROPOSAL

The Royal North Shore Hospital (RNSH) proposal and its components should be described and illustrated, including:

- land use distribution (e.g. medical, research, residential etc).
- road hierarchy/layout.
- open space networks.
- landscaping areas.
- car parking provision.

Consideration should be given to provision of sub-compatible uses such as:

- affordable housing.
- aged care facilities and associated housing.
- housing for essential workers (e.g. nurses, ambulance drivers, respite carers).
- community and recreation facilities.

2. URBAN FORM & DESIGN

The methodology and justification for selecting the configuration of the RNSH proposal and the density of development should be outlined. All alternative options for layout, built form, densities and development parameters should be identified. All constraints, opportunities and merits of alternative options should be articulated.

Key matters to be addressed include an analysis of existing bulk and scale of surrounding development, landmark buildings, density, heights, topography, streetscape, shadows, view corridors, connectivity, street address, open space, vegetation, traffic management and road hierarchy.

A suitable urban design response should be developed in compliance with BASIX principles, in particular siting and orientation of buildings and solar access. Appropriate development controls should be established, including density, building heights, footprints, entry points, public domain, private open space and car parking.

3. TRANSPORT, TRAFFIC & ACCESS

The environmental assessment needs to satisfactorily address the following transport, traffic and access issues as set out below.

- strategic transport policy matters.
- implications for existing rail service capacity.
- effects of road widening & traffic change on the rail corridor.
- housing, parking & transport effects.
- the efficiency of new roads on the site.
- measures to promote public transport usage and mode share.
- pedestrian and bicycle linkages.

An appropriate traffic impact assessment in conjunction with a traffic management plan (TMAP) should be prepared in accordance with RTA Guidelines.

4. TELECOMMUNICATIONS SERVICES

The environmental assessment should include an investigation into the implications of redeveloping the RNSH site on the current and future use of the broadcast tower at 217A Pacific Highway, Artarmon in terms of the level of electromagnetic radiation environment, interference issues associated with the RNSH proposal and an evaluation of the effects of the RNSH proposal on existing microwave links and surrounding telecommunications facilities.

5. HERITAGE & ARCHEOLOGICAL ISSUES

A heritage impact statement should be prepared in accordance with NSW Heritage Office guidelines. The statement should assess the impacts of the application on the significant components of the site such as heritage buildings, landscape elements and important views. It is desirable that the significant historical components of the site be conserved and adaptively reused as part of the RNSH proposal.

6. FLORA & FAUNA

An arboriculture report should be prepared to assess the condition of existing vegetation and the anticipated impact of the RNSH proposal including any additional planting to be provided. This should inform the urban design response adopted in respect of the site with particular attention paid to landscape heritage values and delineation of public and private open space.

7. CONTAMINATION & GEOTECHNICAL ISSUES

Contamination and geotechnical issues associated with the RNSH proposal should be identified and addressed in accordance with SEPP55 and other relevant legislation and guidance.

8. ACOUSTICS AND NOISE

Noise impacts associated with the future RNSH operation (e.g. noise from ambulance sirens, helicopter flight paths) should be assessed against NSW DEC (EPA) guidelines and other relevant legislation.

9. WASTE MANAGEMENT

A preliminary waste management plan should be prepared in accordance with NSW DEC (EPA) Guidelines and relevant legislation addressing issues including (but not limited to) operational waste at the hospital, in particular biomedical, infectious or other toxic waste, reuse, recycling and/or disposal of waste including waste-water and building materials.

10. DRAINAGE AND STORMWATER MANAGEMENT

The environmental assessment should address drainage and stormwater management issues, including:

- on site detention of stormwater.
- water sensitive urban design (WSUD).
- drainage infrastructure.

11. UTILITIES INFRASTRUCTURE

The environmental assessment should include details of how the development proposal will be satisfactorily serviced for utility services such as the supply of water, sewerage, stormwater, gas, electricity and telephone services and comply with the requirements of any public authorities (e.g. Sydney Water, Energy Australia, Telstra Australia etc) in regard to the connection to, relocation and/or adjustment of the services affected by the development proposal.

12. COMMUNITY CONSULTATION

The environmental assessment should document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.

13. DEVELOPMENT STAGING

The issue of development staging should be clearly addressed in detail, including (but not limited to) distribution of units, gross floor areas, unit types and dwelling numbers.

14. CONSTRUCTION STAGING

A construction management plan should be prepared to show all stages of construction including (but not limited to), details of building materials and waste management during the construction phase, traffic movements and management during construction. Associated effects on existing amenities (e.g. noise, dust etc) should be addressed and amelioration measures be provided where appropriate.

15. PLANNING AGREEMENTS AND/OR DEVELOPER CONTRIBUTIONS

The environmental assessment should address and provide the likely scope of a planning agreement and/or developer contributions between the proponent, Council and other agencies for matters such as community, regional and local infrastructure, public transport provision, social infrastructure and facilities etc either on site, within the St Leonards precinct or the LGA.