

**Part 3A – Project Application**  
**Director-General's Environmental Assessment Requirements**  
**Section 75F of the *Environmental Planning and Assessment Act 1979***

<b>Application No.</b>	MP 08_0169
<b>Project</b>	Kareena Private Hospital, Caringbah
<b>Site</b>	86 Kareena Road and 439 Kingsway, Caringbah
<b>Proponent</b>	Ramsay Health Care
<b>CIV</b>	\$24.7 million
<b>Date of Issue</b>	29/1/08
<b>Date of Expiry</b>	If the environmental assessment 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
<b>General Requirements</b>	<p>(1) An executive summary;</p> <p>(2) Detailed description of the project including the:</p> <ul style="list-style-type: none"> <li>(a) description of the site including cadastral and title details;</li> <li>(b) A thorough site analysis and description of the existing environment;</li> <li>(c) Suitability of the site for the proposed development;</li> <li>(d) likely environmental, social and economic impacts; and</li> <li>(e) design, construction, operation, maintenance, rehabilitation and staging as applicable;</li> </ul> <p>(3) Consideration of the following with any variations to be justified:</p> <ul style="list-style-type: none"> <li>(a) all relevant State Environmental Planning Policies,</li> <li>(b) Sutherland Shire Local Environmental Plan 2006.</li> <li>(c) Metropolitan Strategy 'City of Cities' and draft South Subregional Strategy;</li> </ul> <p>(4) Draft Statement of Commitments, outlining commitments to public benefits including State and local infrastructure provision or contributions, environmental management, mitigation and monitoring measures and clear indication of responsibilities;</p> <p>(5) A conclusion justifying the project, taking into consideration the environmental and construction impacts of the proposal, mitigation measures to address these impacts, the cumulative impacts of the proposal, the suitability of the site and whether or not the project is in the public interest.</p> <p>(6) Signed statement from the author of the EA confirming that the information is neither false nor misleading; and</p>
<b>Key Assessment Requirements</b>	<p>The Environmental Assessment must address the following key issues:</p> <p><b>Urban Form and Design</b></p> <ul style="list-style-type: none"> <li>• urban design, height, density, bulk, scale and character of the proposal in relation to the surrounding development, landscape and topography;</li> <li>• integration with the existing hospital design;</li> <li>• impact upon the local streetscape, landscape and existing views;</li> <li>• site analysis and architectural plans;</li> <li>• photomontages and view analysis;</li> <li>• details of proposed areas of landscaping and open space; and</li> <li>• external materials and finishes, including a sample board.</li> </ul> <p><b>Amenity impacts on neighbours</b></p> <ul style="list-style-type: none"> <li>• address the visual impact, privacy and overshadowing of the development on adjoining residential properties;</li> <li>• provide detail of proposed fencing / or landscaping to new car parking areas adjacent to residential properties, paying particular attention to the mitigation of noise and light</li> </ul>

## Part 3A – Project Application

### Director-General's Environmental Assessment Requirements

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

	<p>impacts from night vehicle movements.</p> <p><b>Transport, Traffic &amp; Access</b></p> <p>Provide a traffic and transport study that addresses the following:</p> <ul style="list-style-type: none"> <li>• identify existing traffic conditions, road network and road capacity;</li> <li>• assess changes to traffic generation resulting from the project and the impact of this on neighbouring roads and nearby intersections. Address the need for any intersection upgrades if required;</li> <li>• identify existing public transport and other transport services offered by the hospital;</li> <li>• identify Travel Demand Management measures that will optimise the opportunity provided by the hospitals proximity to public transport;</li> <li>• demonstrate a minimalist approach to car parking based on the accessibility of the hospital to public transport and other modes of transport;</li> <li>• detail proposed emergency and public access as well as loading dock(s) arrangements, including potential conflicts between pedestrians and vehicles; and</li> <li>• identify pedestrian and bicycle linkages and facilities for cyclists to support and promote this mode of transport.</li> </ul> <p><b>ESD Measures</b></p> <ul style="list-style-type: none"> <li>• details of the development's proposed ESD measures including thermal massing, water sensitive urban design measures, energy efficiency, recycling and waste disposal.</li> </ul> <p><b>Construction Impacts</b></p> <ul style="list-style-type: none"> <li>• noise and vibration;</li> <li>• soil and erosion control;</li> <li>• air quality and air pollution;</li> <li>• stormwater management;</li> <li>• wastes management;</li> <li>• cut/fill and retaining structures;</li> <li>• traffic management, including pedestrian and cyclist circulation and safety;</li> <li>• car parking for construction workers.</li> </ul> <p><b>Operational Impacts</b></p> <ul style="list-style-type: none"> <li>• noise generation from plant and equipment;</li> <li>• waste management including biomedical, infectious or toxic wastes, storage of any chemicals / hazardous materials;</li> <li>• site security, including 'safer by design' principles in relation to new car parks and public area such as lighting and active / passive surveillance;</li> <li>• emergency and evacuation procedures;</li> <li>• fire safety;</li> <li>• lighting;</li> <li>• signage.</li> </ul> <p><b>Utilities and services</b></p> <ul style="list-style-type: none"> <li>• address capacity of water, sewer, stormwater, gas, power and telecommunications infrastructure to service the project.</li> </ul>
<b>Consultation Requirements</b>	<p>Provide written evidence demonstrating an appropriate and justified level of consultation with the following relevant parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> <li>• Sutherland Shire Council;</li> <li>• Roads and Traffic Authority;</li> </ul>

## Part 3A – Project Application

### Director-General's Environmental Assessment Requirements

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

	<ul style="list-style-type: none"> <li>• Ministry of Transport;</li> <li>• Department of Health</li> </ul>
<b>Deemed refusal period</b>	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
<b>Application Fee Information</b>	The application fee is based on Capital Investment Value of the project as defined in the <i>Major Projects SEPP</i> and as set out in Clause 8H of the <i>Environmental Planning and Assessment Regulation 2000</i> . To verify the cost of works for this project you are requested to submit a <b>Quantity Surveyor's</b> report for the project.
<b>Landowners Consent</b>	Landowner's consent is to be provided in accordance with clause 8F of the <i>Environmental Planning and Assessment Regulation 2000</i> .
<b>Documents to be submitted</b>	<p>Eight (8) hard copies of the EA with plans to be to scale and A3 in size</p> <p>Five (5) copies of the Environmental Assessment and plans on CD-ROM (in PDF – please ensure all files are less than 2Mb in size).</p>