

**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_0156
<b>Project</b>	Concept Plan – Illawarra International Health Precinct
<b>Site</b>	Corner of Avondale and Huntley Roads, Huntley, Lot 22 DP 607750 and Lot 4 DP 258024
<b>Proponent</b>	La Vie Developments
<b>CIV</b>	\$250 million
<b>Date of Issue</b>	1/10/08
<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>	<ol style="list-style-type: none"> <li>(1) An executive summary;</li> <li>(2) Detailed description of the project including the: <ol 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> </ol> </li> <li>(3) Consideration of the following with any variations to be justified: <ol style="list-style-type: none"> <li>(a) all relevant State Environmental Planning Policies;</li> <li>(b) Wollongong Local Environmental Plan 1990;</li> <li>(c) Draft West Dapto Local Environment Plan 2007; and</li> <li>(d) The Illawarra Regional Strategy;</li> </ol> </li> <li>(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;</li> <li>(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; and</li> <li>(6) Signed statement from the author of the EA confirming that the information is neither false nor misleading.</li> </ol>
<b>Key Assessment Requirements</b>	<p>The Environmental Assessment must address the following key issues:</p> <p><b>Land use</b></p> <ul style="list-style-type: none"> <li>• provide a table outlining the different land uses, FSR, development yield and site coverage for each use and total GFA for the development;</li> <li>• identify proposed ownership and title arrangements for each of the proposed land uses;</li> <li>• consider surrounding land use, patterns, density and character and assess potential land use conflicts. Include proposed land uses as detailed in the Draft West Dapto Local Environment Plan 2007.</li> <li>• provide details of the electricity easement including permissible and proposed development within the easement;</li> <li>• identify the type of clinical services proposed and the relevant regulatory jurisdictions and approvals/licences required;</li> <li>• demonstrate an evidence-based approach to the proposed clinical services including the views of the Department of Health;</li> <li>• provide details on the type of educational uses to be provided on the site and the</li> </ul>

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relationship to education institutions (eg Wollongong University, TAFE NSW).

#### **Urban Design - Built form**

- typical plans (elevations / sections) and associated development controls, identifying the height, density, bulk, scale and character of the proposed built form in relation to surrounding development (existing and proposed), landscape and topography;
- typical plans and sections of the public domain, identifying the proposed street network and car parking, pedestrian and bicycle linkages and landscape treatments;
- assessment of visual impacts using photomontages and views analysis;
- details of the location, accessibility and legibility of the main hospital entrance and pedestrian circulation through the site;
- details of proposed landscaping.

#### **Staging**

- identify proposed precincts, staging, timing and uses contained within each precinct;
- address the implications of the development for the West Dapto release area in terms of the timing for the delivery of services, infrastructure in relation to the likely future demand.

#### **Amenity impacts**

- analyse the potential impacts of the design on existing and future surrounding development such as visual, privacy and overshadowing and proposed mitigation measures.
- address potential health concerns related to the transmission lines traversing the site.

#### **Heritage conservation**

- assess and address any impacts of the development on flora and fauna, including potential indirect impacts such as water quality, and the management of these;
- assess the impacts on and management of any potential archaeological items;
- the EA should address and document the information requirements set out in the draft *Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation* involving surveys and consultations with the Aboriginal community;
- identify the nature and extent, if any, of impacts on Aboriginal cultural heritage values across the project area;
- Describe the actions that will be taken to avoid or mitigate impacts or compensate to prevent unavoidable impacts of the project on Aboriginal cultural heritage values.

#### **Biodiversity**

- assess and address any impacts of the development on flora and fauna, including potential indirect impacts such as water quality, and the management of these.

#### **Traffic, transport and access**

- detail existing traffic conditions, road networks and road capacity;
- detail proposed emergency and service vehicle access and public access arrangements, including potential conflicts between pedestrians and vehicles; and
- identify pedestrian and bicycle linkages and facilities for cyclists to support and promote this mode of transport.
- prepare a traffic impact study in accordance with *RTA Guide to Traffic Generating Developments*. This should also consider the suitability of the railway level crossing on Avondale Road.
- prepare a Transport Management and Accessibility Plan (TMAP) in accordance with the draft interim TMAP guidelines and addressing the following issues:
  - detail the measures to be taken to meet the State Plan target of 25% Journey to Work Trips by public transport at full development.

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- Estimate the likely modal split and assess the capacity and potential infrastructure and service upgrade requirements as a result of this;
- proposed loading dock(s) and car parking arrangements, demonstrating a minimalist approach to car parking provisions;
- identify all pedestrian and bicycle connections to and through the site during and construction and operation. Identify requirements which will encourage walking and cycling to the site.

#### **Economic Impact**

- detail the catchment of the proposed services along with the catchment and distance of other existing and expanding health services in the region;
- identify potential conflicting and / or complimentary roles for the proposed hospital with existing public and private hospitals in the region;
- identify any negative economic impacts to the Region, such as possible closures of other hospitals or health services, from the development and, if relevant, any required and appropriate mitigation measures;

#### **Ecological Sustainable Development**

- demonstrate how the development will satisfy ESD principles including BASIX, water sensitive urban design measures, energy efficiency, transport options, recycling and waste disposal.

#### **Geotechnical and Contamination**

- geotechnical report addressing matters such as suitability of the site for its proposed uses, slope stability, erosion hazard, proposed earthworks and retention methods.
- Assess suitability of the site for the proposed uses in accordance with SEPP 55.

#### **Noise**

- the EA must include a comprehensive assessment of the predicted noise impacts associated with the project in accordance with relevant policies. Special consideration should be given to the proposed helicopter pad.

#### **Utilities and infrastructure**

- provide a utility and infrastructure servicing strategy, demonstrating the development can be adequately serviced for water supply, wastewater, stormwater, electricity, gas and communications. This should consider the stages of the project and how this corresponds to the staging of the West Dapto Release area.

#### **Drainage, stormwater and groundwater management**

- address flooding, drainage and stormwater management issues, including: on-site detention of stormwater, water sensitive urban design and drainage infrastructure;
- fully assess the existing groundwater features, including existing licences on site, and identify potential impacts on groundwater including any works likely to intercept, connect with or infiltrate the groundwater, measures to manage or mitigate and impacts, as well as any impact in existing groundwater users.

#### **Developer Contributions**

- Scope and justification of developer contributions between the proponent and the State (via relevant agencies including Roads and Traffic Authority and Ministry of Transport) based on the demand for services generated by the development and Department of Planning guidelines;
- Scope and justification of developer contributions between the proponent and Wollongong Council based on existing Section 94 plans and Department of Planning Guidelines.

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<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> <p>a) Agencies and other authorities:</p> <ul style="list-style-type: none"> <li>▪ Wollongong City Council;</li> <li>▪ Department of Environment &amp; Climate Change;</li> <li>▪ Roads and Traffic Authority;</li> <li>▪ Ministry of Transport;</li> <li>▪ NSW Health and South Eastern Sydney Illawarra Area Health Service;</li> <li>▪ Department of Health and Ageing.</li> </ul> <p>b) Public</p> <ul style="list-style-type: none"> <li>▪ Surrounding residents;</li> <li>▪ Local Aboriginal communities.</li> </ul>
<b>Deemed refusal period</b>	120 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 Major Projects SEPP and as set out in Clause 8H of the Environmental Planning and Assessment Regulation 2000. 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 Environmental Planning and Assessment Regulation 2000.
<b>Documents to be submitted</b>	<p>Twelve (12) hard copies of the EA with plans to be to scale and A3 in size</p> <p>Eight (8) copies of the Environmental Assessment and plans on CD-ROM (in PDF – please ensure all files are less than 2Mb in size).</p>