

Part 3A – Project Application

Director-General's Requirements

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

Application No.	MP 08_0086 (Concept Plan)
Project	Concept Plan - Prince of Wales Hospital Medical Research Institute The proponent is seeking concept plan approval for a new Neuroscience Research Precinct on part of the Prince of Wales Hospital, Randwick campus.
Site	Prince of Wales Medical Research Institute (on part of the Prince of Wales hospital campus) Barker Street, Randwick.
Proponent	JBA Urban Planning Consultants P/L (on behalf of the Prince of Wales Medical Research Institute).
Date of Issue	13/8/08 <i>(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.)</i>
General Requirements	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the proposal comprising: <ul style="list-style-type: none"> ◦ description of the site including cadastre and title details; ◦ design, construction, operation, maintenance, rehabilitation and staging as applicable; ◦ project objectives and need; ◦ consideration of alternatives to the proposal. • 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>Relevant EPIs, Guidelines and other requirements to be addressed</p> <ul style="list-style-type: none"> • Planning provisions applying to the site, including the permissibility and the provisions of all plans and policies including Randwick LEP 1998, relevant DCPs, SEPP (Infrastructure) 2007 and SEPP 55. • Nature and extent of non-compliance with relevant EPIs and justification for any departure. • Submission of a copy of the Development Consent DA/468/2007 issued by Randwick City Council, including copies of stamped plans. • Relationship of the proposal to the Randwick Hospitals Development Plan March 2006 (prepared by Deb Berkhout for NSW Health) <p>Built Form/Urban Design</p> <ul style="list-style-type: none"> • Indicative plans, elevations and sections to detail the urban design, height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography, streetscape and view corridors. • Relationship of the development to the whole PoW Hospital site including entry points from Barker Street • View analysis, including artist's perspective and photomontages. • Details of the proposed landscaping and open space areas. • Consideration of safety and security issues for those using the site, and in adjoining public areas. <p>Environmental and Residential Amenity</p> <ul style="list-style-type: none"> • Address solar access, visual privacy, acoustic privacy, and wind impacts and achieve a high level of environmental amenity within the PoW Site and amenity for adjoining properties. The proposal must demonstrate that the proposed siting of buildings does not have unacceptable level of impacts on overshadowing, privacy and outlook of buildings within the site and on adjoining sites.

Transport and Accessibility

- A Traffic Study in accordance with the Roads and Traffic Authority's *Guide to Traffic Generating Development*, with particular regard to:
 - Existing road capacity, traffic conditions, expected impacts and any upgrade requirements;
 - Internal road layout and access arrangements;
 - Car parking arrangement for staff and visitors;
 - Delivery, servicing and loading arrangements; and
 - Pedestrian and bicycle linkages within the site and wider hospital area.
- Transport Management and Accessibility Plan (TMAP) for the site, in accordance with the Ministry of Transport's *Interim TMAP Guidelines*, including:
 - Staging/Sequencing plan; and
 - Construction Management Plan.
- Measures to promote public transport usage and reduce car usage.
- Determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access in the vicinity of the site.
- Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction of the project.
- Proposed car parking arrangements, including car parking allocation and parking for construction workers.

Ecologically Sustainable Development (ESD)

- Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development including water sensitive urban design measures, energy efficiency, recycling and waste disposal.

Heritage

- Detail any potential Aboriginal and European archaeological heritage on the site, such as the Randwick Destitute Children's Asylum, and how it would be considered, preserved and recognised appropriately.

Staging

- Include details regarding any proposed staging of the development including impacts of existing employees, car parking etc.

Ambulance Station

- Provide details on the redesign or relocation of the ambulance station.

Utilities

- In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of any infrastructure works.

Drainage, Stormwater and Groundwater Management

- Identify drainage, stormwater and groundwater management issues including topography, on site stormwater detention, water sensitive urban design and drainage infrastructure.

Planning Agreements and/or Developer Contributions

- Address Council's Section 94A Development Contributions Plan and provide the likely scope of a planning agreement and/or developer contributions between the proponent and Council for matters such as open space, community, regional and local infrastructure, public transport provisions, social infrastructure and facilities either on site or within the City of Randwick.

Draft Statement of Commitments

- Proposed mitigation and management of residual impacts.
- A Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.

Test of Adequacy	<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 address the matters notified to the proponent.</p> <p>The Director-General may modify these requirements by further notice to the proponent.</p>
Consultation Requirements	<p>During the preparation of the Environmental Assessment, you should undertake an appropriate level of consultation with the relevant Local or State government authorities, service providers, existing staff at PoWMRI and Black Dog, community groups and other stakeholders.</p> <p>In addition the EA is to include written evidence of consultation with the following:</p> <p>Agencies, other authorities and groups:</p> <ul style="list-style-type: none"> • South Eastern Sydney and Illawarra Area Health Service • Randwick City Council • NSW Roads and Traffic Authority • NSW Ministry of Transport • NSW Department of Conservation and Climate Change • All relevant utility providers
Deemed Refusal Period	60 days (see Clause 8E of the <i>Environmental Planning and Assessment Regulation 2000</i>)
Application Fee Information	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 <i>Environmental Planning and Assessment Regulation 2000</i> . To verify the cost of works for this project you are requested to submit a Quantity Surveyor's report for the project.
Landowners Consent	Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> .
Documents to be submitted	<p>Once the draft EA has been submitted and determined to be adequate by the Department the applicant should submit:</p> <ul style="list-style-type: none"> • 10 hard copies of the environmental assessment report & 10 sets of the site analysis plan and architectural plans; and • 10 copies of the environmental assessment report and plans on CD-ROM (in PDF – please ensure all files are less than 2Mb in size).