



NSW GOVERNMENT
Department of Planning

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Our ref: MP 08_0153
File: S08/01251

Mr Oliver Klein
JBA Urban Planning Consultants
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Dear Mr Klein,

**PRINCE OF WALES MEDICAL RESEARCH INSTITUTE
PROPOSED NEUROSCIENCE RESEARCH PRECINCT – STAGE 2 WORKS (MP 08_0153)**

I write in relation to the above project for which you are acting on behalf of the Prince of Wales Medical Research Institute. On 12 August 2008, pursuant to Clause 6 of the *State Environmental Planning Policy (Major Projects) 2005*, the Minister for Planning formed the opinion that the proposed Stage 2 works as part of the Neuroscience Research Precinct, is a project to which Part 3A of the Act applies.

The Department has reviewed the submitted plans and documentation and has consulted relevant agencies pursuant to Section 75F(4) of the *Environmental Planning and Assessment Act 1979* (the Act). The Director General's Environmental Assessment Requirements (DGRs) have subsequently been prepared and are attached herewith.

The DGRs have been developed from information provided with your application. You should be aware at this stage that Section 75F(3) of the Act permits subsequent modification of the DGRs and may be invoked to address hitherto unidentified environmental impacts. If these powers are used, you will be formally notified of changes to the DGRs.

Once you have lodged the Environmental Assessment, the Department (in consultation with other agencies where appropriate) will undertake a "test of adequacy" of the submitted documentation to establish whether it meets the DGRs and is satisfactory for the purposes of public exhibition. Following that review, the Environmental Assessment (together with the DGRs) will be publicly exhibited for a minimum period of 30 days.

You should keep the contact officer for this project up to date with the preparation of the Environmental Assessment and, where relevant, any emerging issues. The officer, Michelle Cramsie, is available during business hours on (02) 9228 6534 or via return email to michelle.cramsie@planning.nsw.gov.au.

Yours sincerely

Jason Perica
Executive Director
Strategic Sites and Urban Renewal

11/9/08

Part 3A – Project Application

Director-General's Requirements

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

Application No.	MP 08_0153
Project	Stage 2 works for the proposed 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	11/9/08 <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; and ◦ consideration of alternatives • 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; • Relationship to the proposed Concept Plan MP 08_0086 for the site; • Nature and extent of non-compliance with relevant EPIs and the Concept Plan; • Consideration of alternatives to the proposal. <p>Built Form/Urban Design</p> <ul style="list-style-type: none"> • Plans, elevations and sections to detail the urban design, height, setbacks, density, bulk and scale of the proposal in relation to the surrounding development, topography and streetscape; • Activation of the Barker Street and Easy Street frontages; • View analysis, including artist's perspective and photomontages; • Schedule of materials and finishes; • Details of any proposed landscaping and open space areas; • Setbacks and links to the Memorial Garden and other landscaped areas. <p>Environmental and Residential Amenity</p> <ul style="list-style-type: none"> • Address solar access, visual privacy, acoustic privacy, wind impacts and view corridors and achieve a high level of environmental amenity and amenity for adjoining residences. The proposal must demonstrate that the proposed building does not have unacceptable level of impacts on overshadowing, privacy and outlook of buildings within the site and on adjoining sites.

Car Parking and Traffic

- 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;
 - Daily and peak traffic movements and impacts on intersections;
 - Internal road layout and access arrangements; and
 - Pedestrian and bicycle circulation patterns and linkages.
- Transport Management and Accessibility Plan (TMAP) for the site, in accordance with the Ministry of Transport's *Interim TMAP Guidelines*, including:
 - Cumulative regional traffic impacts;
 - Staging/Sequencing plan; and
 - Construction Management Plan.
- Measures to minimise car parking provision and promotion of public transport and bicycle usage;
- Proposed car parking arrangements, including car parking allocation and parking for construction workers.

Ambulance Station

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

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 and recognised appropriately.
- Detail consideration of the Struggletown Heritage Conservation Area.

Construction and operational impacts

The EA should address the following:

- Any likely geotechnical impacts;
- Any potential contamination on the site to address SEPP 55;
- Air pollution, soil and erosion and waste material including operation waste including biomedical infectious or other toxic wastes;
- Noise and vibration;
- Details of any cut and fill and whether any fill is proposed to be imported or exported to/from the site;
- Prepare a sediment and erosion control plan;
- Prepare a waste management plan;
- Prepare a construction management plan to mitigate against the impacts associated with demolition and construction of the new work.

Staging

Staging of demolition and construction on the site, including decanting of buildings and temporary access arrangements.

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, on site stormwater detention and drainage infrastructure.

	<p>Planning Agreements and/or Developer Contributions</p> <ul style="list-style-type: none"> 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. <p>Draft Statement of Commitments</p> <ul style="list-style-type: none"> 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. In particular, you should consult with:</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).