



Planning

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Nicole Vince
Development Manager
Mirvac Projects
Level 26, 60 Margaret Street
SYDNEY NSW 2000

Our ref: MP 05_0062 MOD 1
File: 10/07932-1

Dear Ms Vince,

Modification of Minister's Concept Plan Approval for a Mixed Use Development on the Former Royal Newcastle Hospital Site, Newcastle (MP05_0062 MOD 1)

Thank you for your request for Director General's Environmental Assessment Requirements (DGRs) for the above s.75W modification of the Minister's Concept Plan approval. The DGRs were prepared from the information provided within your application and in consultation with Newcastle City Council.

Prior to exhibiting the application, the Department will review the document to determine if it adequately addresses the DGRs. If the Director General considers that the application does not adequately address the DGRs, the Director General may require the Proponent to revise the application to address the matters notified to the Proponent.

Following this review period, the application will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the application to determine the fees applicable to the application.

Please find attached copies of submissions from Council addressing their key issues for the proposal. Please note that this response has been provided to you for information only and does not form part of the DGRs for the application.

Should you have any questions regarding any of the above, please contact Andrew Beattie on the contact details above.

Yours sincerely

20/5/2010

Michael Woodland
Director
Metropolitan Projects
As delegate for the Director General

Director General's Environmental Assessment Requirements Section 75W(3) of the *Environmental Planning and Assessment Act 1979*

Application number	MP 05_0062 MOD 1
Project	Modification to the Minister's Concept Plan Approval for a mixed use development on the Royal Newcastle Hospital site. <u>Modification Sought:</u> Reconfiguration of approved building envelopes within Stage 1C and Stage 2 including modifications to approved areas of public domain
Location	Royal Newcastle Hospital, Lots 1 & 4 DP 1029006, Lot 11 DP 635003 and Lot 12 DP 635003, Pacific Street, NEWCASTLE NSW 2300
Proponent	Mirvac Projects
Date issued	20 MAY 2010
Expiry date	If the Environmental Assessment (EA) is not exhibited within 2 years after the date of issue, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in Appendix A. 2. Built Form/Urban Design/Public Domain <ul style="list-style-type: none"> The EA must provide details of the impact of overshadowing of the proposal to Newcastle Beach; The EA shall provide details of how the amended proposal integrates with the existing street patterns and pedestrian access and any existing or approved public rights of way across the site; The EA shall address the height, bulk and scale of the amended proposal within the context of the locality and surrounding development; and The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain, including an assessment against the CPTED Principles. The EA shall also provide the following: <ul style="list-style-type: none"> a comparable height study between the approved and proposed modified building envelopes to demonstrate how the proposed height relates to the height of the existing/approved developments on site and surrounding the subject site and in the locality; and, a visual and view analysis to and from the site from key vantage points, demonstrating that key view corridors along the coast are maintained or improved, compared to the existing situation and approved building envelopes. 3. Transport & Accessibility Impacts (Construction and Operational) <ul style="list-style-type: none"> The EA shall address the following matters: <ul style="list-style-type: none"> provide a revised Transport & Accessibility Impact Study, or an addendum to any existing Transport & Accessibility Impact Study, with

	<p>reference to the changes to the approvals, prepared in accordance with the RTA's <i>Guide to Traffic Generating Developments</i>, considering traffic generation (including daily and peak traffic movements), any required road / intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages;</p> <p>4. Environmental and Residential Amenity</p> <ul style="list-style-type: none"> The EA must address solar access, acoustic privacy (including the impact on amenity that may arise from the range of potential non-residential uses on site, having regard to the possible extended hours of operation of such uses), visual privacy, and view loss and demonstrate that the modification achieves a high level of environmental and residential amenity. The modification will need to address the relevant requirements of SEPP 65 and the Residential Flat Design Code (RFDC). <p>5. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> The EA shall detail the incorporation of ESD principles in the design, construction and ongoing operation phases of the development. The EA must demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice. <p>6. Revised Contributions</p> <ul style="list-style-type: none"> The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94A Contribution Plan, and provide details of any Planning Agreement, in respect of the modified proposal. <p>7. Revised Statement of Commitments</p> <ul style="list-style-type: none"> The EA must include a revised Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.
Deemed refusal period	60 days

Appendix A

Relevant EPI's and Policies to be addressed:

- NSW State Plan 2010;
- NSW Metropolitan Transport Plan 2010;
- Lower Hunter Regional Strategy;
- Draft Newcastle–Lake Macquarie Western Corridor Planning Strategy;
- Newcastle City Centre Local Environmental Plan 2008, The Newcastle Development Control Plan 2005 (NDCP), and any other relevant Development Control Plans;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP 65 - Design Quality of Residential Flat Development and the Residential Flat Design Code (RFDC);
- SEPP (Infrastructure) 2007;
- SEPP 55—Remediation of Land;
- SEPP 71—Coastal Protection;
- Coastal Design Guidelines for NSW (NSW Coastal Council, 2003); and,
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

Appendix B

Plans and Documents to accompany the Application

General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment, as relevant to the modification; 3. A thorough description of the proposed modification; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a revised Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP); and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
Plans and Documents	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted:</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location of existing trees; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum. 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. 3. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • indicative floor plans, sections and elevations of the proposed buildings; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of

	<p>the ground; and</p> <ul style="list-style-type: none"> any changes that will be made to the level of the land by excavation, filling or otherwise. <p>4. Colour Rendered Wire diagrams of the Concept Plan approved building envelopes and proposed modified building envelopes, taken from appropriate vantage points around the site (including the beach).</p> <p>5. Shadow diagrams showing solar access to the site, adjacent properties and to the beach at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00am, 12.00 midday and 3.00pm clearly demonstrating the nett change between the approved and modified building envelopes.</p> <p>6. Indicative Landscape plan - illustrating location, area and treatment of private and public open space areas on the site.</p>
Documents to be submitted	<ul style="list-style-type: none"> 6 copies of the EA for exhibition; 6 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and 6 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. <p>NOTE: All files must be titled and saved in such a way that it is clearly recognisable without the file being opened. If multiple PDF's make up one document/report each must be titled in sequential order.</p>