



Planning

26 October 2010

Contact: Megan Fu
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Our ref.: MP 10_0147

Richard Aberline
Director
aberline+associates Pty Ltd
147 Nicholson Parade
CRONULLA NSW 2230

Dear Mr Aberline

Subject: Director-General's Requirements for Life City Wollongong Concept Plan – Hi-Tech Holistic Cancer and Medical Hospital Facility, Berkeley (MP10_0147)

The Department has received your application for the above project.

I have attached a copy of the Director-General's Requirements (DGRs) for the preparation of an Environmental Assessment for the Concept Plan application. These requirements have been prepared in consultation with relevant government authorities. I have also attached a copy of the government authorities' comments for your information.

Please note Council's comments regarding proposed access to the site being located on Council's land and requirement to obtain land owner's consent. The application form for this project does not currently identify either of Council's land parcels forming part of the site; however, the preliminary assessment does identify access would be created over Council's land. Please amend the application form and obtain land owner's consent for these parcels of land if they form part of the site.

The DGRs have been prepared based on the information you have provided to date. Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time. If you do not submit an Environmental Assessment for the project within two years, the DGRs will expire.

Prior to exhibiting the Environmental Assessment that you submit for the project, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government authorities in making this decision. Please provide one hard copy and one electronic copy¹ of the Environmental Assessment to assist this review.

If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require you to revise the Environmental Assessment. Once the Director-General is satisfied that the DGRs have been adequately addressed, the Environmental Assessment will be made publicly available for at least 30 days.

¹ File parts must be no greater than 5Mb each. File parts should be logically named and divided.

If your project is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of the Environment, Water, Heritage and the Arts to determine if an approval under the EPBC Act is required for your project (<http://www.environment.gov.au> or 6274 1111).

Your contact officer for this proposal, Megan Fu, can be contacted on 9228 6531 or via email at megan.fu@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Daniel', with a stylized flourish extending from the end.

Daniel Cavallo
A/ Director, Government Land and Social Projects

ATTACHMENT 1
Director-General's Requirements
Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 10_0147
Project	Life City Wollongong - Hi-Tech Holistic Cancer & Medical Hospital Precinct
Location	Warwick Street, Berkeley
Proponent	Delbest Pty Ltd
Date issued	26 October 2010
Expiry Date	2 years from the date of issue (above). If the Environmental Assessment is not exhibited within this time, the Proponent 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 including: <ul style="list-style-type: none"> • Objects of the EP&A Act; • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy No.33 – Hazardous and Offensive Development; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004; • State Environmental Planning Policy No 65—Design Quality of Residential Flat Development; • NSW State Plan; • Illawarra Regional Strategy; • Wollongong Local Environmental Plan 2009; • Relevant Development Control Plans; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form and Urban Design <ul style="list-style-type: none"> • Height, bulk and scale of the proposed development within the context of the locality, proposed Precinct development and adjoining residential development; • Details of proposed open space and landscaped areas; and • View analysis to identify potential impacts on the scenic quality of the area. 3. Environmental and Residential Amenity <ul style="list-style-type: none"> • Impacts of the proposal on solar access, acoustic privacy, visual privacy, view loss and wind impacts (within the site and on surrounding development); and • Details of the measures to be implemented to achieve a high level of environmental and residential amenity.

4. Transport and Accessibility Impacts

- Provide a Transport & Accessibility Study prepared with reference to the Metropolitan Transport Plan – Connecting the City of Cities, the NSW State Plan, the NSW Planning Guidelines for Walking and Cycling, the Integrated Land Use and Transport policy package, the NSW BikePlan and the RTA's Guide to Traffic Generating Development, considering the following:
 - Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access;
 - Describe the measures to be implemented to promote sustainable means of transport to support and achieve relevant State Plan targets, including public transport usage and pedestrian and bicycle linkages. Address the potential for implementation of a location specific sustainable travel plan;
 - Daily and peak traffic movements likely to be generated by the proposed development, including undertaking network modelling utilising RTA/Council recommended models to identify the key road links/junctions that will be impacted, intersection modelling using SIDRA for those key intersections, and the need / associated funding for upgrading or road improvement works (if required). The traffic impact assessment should consider existing traffic volumes with and without traffic generated by the proposal and 10 year projected volumes;
 - Adequate access to the site and details of the proposed access, parking provisions and service vehicle movements associated with the proposed development; and
 - Minimal levels of on site car parking for the proposed development having regard to the level of accessibility of the site to public transport, opportunities for car sharing, local planning controls and RTA guidelines (note: The Department supports reduced parking provisions, if adequate public transport is available to access the site).

5. Biodiversity

An assessment of the impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment and enhance the biodiversity conservation value of the site.

6. Bushfire

Provide an assessment in accordance with the requirements of *Planning for Bushfire Protection 2006* and identify the ongoing management arrangements for any asset protection zones required.

7. Staging

Details regarding the staging of the proposed development including the extent of the area and works proposed for each stage and the predicted timing for each stage (and the implications for the delivery of infrastructure and services required).

	<p>8. Ecologically Sustainable Development (ESD) Detail how the development will incorporate ESD principles in the design, construction and ongoing operation of the development including identifying appropriate infrastructure to support ESD initiatives.</p> <p>9. Noise Provide an assessment of the potential operational and traffic noise impacts of the project.</p> <p>10. Contributions Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>11. Utilities In consultation with relevant agencies, the EA shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure works.</p> <p>12. Water Quality and Drainage</p> <ul style="list-style-type: none"> • Provide details of any potential impact and any associated mitigation measures on the water quality of the catchment area the development is located in and any sensitive areas in the vicinity; • Drainage issues associated with the proposal including stormwater and drainage infrastructure; and • Preparation of an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design measures. <p>13. Heritage Impacts of the proposal on any Aboriginal or European heritage or archaeological items and measures to conserve these items and mitigate potential impacts including effective community consultation with Aboriginal communities.</p> <p>14. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007.</p>
Deemed refusal period	60 days

ATTACHMENT 2

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; 3. A thorough description of the proposed development; 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 draft 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 Development 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; and • Location and height of adjacent buildings and private open space. • All levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. 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. 4. 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

	<ul style="list-style-type: none"> to the boundaries of the land and any development on adjoining land; location of proposed building envelopes; indicative elevation plans; the height (AHD) of the proposed development in relation to the land; indicative changes to the level of the land by excavation, filling or otherwise. <p>5. Other plans:</p> <ul style="list-style-type: none"> Stormwater Concept Plan - illustrating the concept for stormwater management; Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site; Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm; and
Documents to be submitted	<ul style="list-style-type: none"> 1 copy of the EA, plans and documentation for the Test of Adequacy; 12 hard copies of the EA (once the EA has been determined adequate); 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and 12 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.

ATTACHMENT 3
Government Authority Responses to Request for Key Issues
For Information Only