

Ms Claire Muir
Town Planning Advisor
1 Reserve Road
St Leonards NSW 2065

24/06/2021

Dear Ms Muir

**Sydney Children's Hospital Stage 1 and
Children's Comprehensive Cancer Centre (SSD-10831778)
Response to submissions**

The exhibition of the development application for the above proposal, including the Environmental Impact Statement (EIS) ended on 15 June 2021. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at www.planningportal.nsw.gov.au/major-projects/projects.

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000. Additionally, the Department also requires a response to the issues outlined at **Attachment 1**.

Please provide a response to the issues raised in these submissions within two months.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact Megan Fu on 9274 6531 or via email at megan.fu@planning.nsw.gov.au.

Yours sincerely



Karen Harragon
Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments
as delegate for the Planning Secretary

Attachment 1

Design Excellence and Façade Design

- The Department notes the advice of the State Design Review Panel (SDRP) in relation to the proposed façade design, that the multiple colours, façade and blade patterning is overly complex, and that further development of the façade materiality is also required in order to achieve the desired character refencing sand dunes and seacliffs. The current design is therefore not considered to reflect design excellence. The Department recommends a detailed review of the façade design having regard to comments from SDRP (Session 5).
- Provide consideration and response to other GANSW comments from SDRP (Session 5).
- Provide further consideration of the design of sun shading devices having regard to façade orientation - refer to SDRP (Session 5) and Council advice.

Traffic and Access

- Provide swept path diagrams and analysis for the largest proposed vehicle types at each vehicle entrance and loading bay area. Where necessary, revise the design to ensure swept paths are appropriate.
- Provide sections for all vehicle access ramps (including the enclosed Hospital Road) demonstrating adequate clearances are provided the largest proposed vehicles in accordance with AS 2890.
- Provide specific details of the proposed dynamic wayfinding system to be implemented in the main carpark and confirmation if, and how, these measures will be delivered to support the proposed development.

Botany Street Drop-off

- Give further consideration to the design of the emergency department drop-off area to ensure clear, direct and intuitive access to the emergency department reception. Provide further details, including plans and elevations, detailing treatment of the area and images to demonstrate the amenity of the space.

Canopy Cover and Landscape Plans

- Consideration should be given to improving tree canopy cover, noting the proposal falls short of minimum 25 per cent recommended within the NSW Government Architect's Draft Greener Places Design Guide. Any comparisons against the 'existing' canopy coverage to justify the proposed canopy cover should be based on an assessment of the canopy cover of the previous residential use of the site, prior to clearing of the site. Consideration should be given to opportunities to providing more or larger trees at the ground plane through improved soil depth and volumes for on-structure plantings and through more detailed consideration of opportunities and limitations of plantings above and around the stormwater culvert.
- Visualisations indicate landscaping to upper levels terraces and utilisation of podium roof areas for landscaping but no details are provided on the landscape plans. Landscape plans should be updated to include these areas and demonstrate provision of high quality outdoor spaces for occupants of the building and to assist with offsetting any shortfall in tree canopy cover.
- Consideration should be given to the design and layout of the landscaped area to the south of the building to create a more legible and direct east-west pedestrian connection between

Hospital Road and Botany Street having regard to the alignment of the connection on the HTH site.

- Update the planting schedule on the landscape plans to provide the mature height and width of each proposed tree, as well as the number of each of the proposed trees to be planted.
- Provide sections clearly demonstrating soil depth and volume for all plantings on structures and plantings over the stormwater culvert.

Amenity of Children's Play Area

- The Department is concerned the children's play area will be heavily overshadowed and visually enclosed by surrounding built forms. The provision of an attractive outdoor space for patients of the Children's Hospital is considered an important aspect of the amenity of the building. Therefore, provide further details, visualisations and hourly solar access studies (incorporating shadowing from the proposed HTH) to demonstrate how a high level of amenity would be achieved to the proposed space. If a high level of amenity is not achieved, consideration should be given to supplementing this play space with additional attractive and safe open space for patients such as utilising the podium roof to create additional open space for patients.

Flooding

- Provide updated information on flood protection to address concerns raised by the Biodiversity and Conservation Branch, including:
 - consideration of incorporation of a separate flood barrier where appropriate, with further information on the design of the barrier and updated modelling.
 - a table or plan demonstrating the flood levels and finished floor levels at all entrances including carpark entrances and measures to protect against ingress of floodwaters.

Clarification of Extent of Works

- The project description in the EIS includes 'New High Street Visitor Drop Off' however this is not reflected in the plans. Please clarify or correct.

Please clarify whether the remaining works within Hospital Road shown on the plans have been already approved as part of the road lowering, or identify the future approval pathway for those works.