

THE CHRIS O'BRIEN LIFEHOUSE at RPA (MP_10_0036)

PROJECT APPLICATION AND ENVIRONMENTAL ASSESSMENT



JULY 2010
PREPARED BY LFA (PACIFIC) PTY LTD FOR NSW DEPARTMENT OF PLANNING
ON BEHALF OF LIFEHOUSE AT RPA LTD



CAPITAL INSIGHT

Feasibility & Planning • Property Advisory
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	Project	The Chris O'Brien Lifehouse at RPA (MP 10_0036)	1	First Draft issued to Capital Insight	18-06-2010	Rice Daubney Capital Insight Pty Ltd Aargus Pty Ltd Arup Comber Consultants Pty Ltd Conybeare Morrison International Pty Ltd Philip Chun and Associates Rider Levett Bucknall Safety Engineering & Technical Services Pty Ltd SCP Consulting Pty Ltd Sinclair Knight Merz Pty Ltd S&N Environmental Engineers & Contractors Turf Design Studio
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	Proponent	<div><div></div><div>The Chris O'Brien Lifehouse at RPA</div></div>				

TABLE OF CONTENTS

STATEMENT OF VALIDITY.....	1	4.0 ENVIRONMENTAL ASSESSMENT	29
EXECUTIVE SUMMARY	2	4.1 Introduction	29
SCHEDULE OF DIRECTOR GENERAL'S REQUIREMENTS	3	4.2 Relevant Environmental Planning Instruments and Guidelines	29
1.0 INTRODUCTION.....	7	4.3 Key Issues.....	33
1.1 PURPOSE AND STRUCTURE OF THE REPORT	7	5.0 DRAFT STATEMENT OF COMMITMENTS	67
1.2 Background to Chris O' Brien Lifehouse at RPA.....	8	5.1 Introduction	67
1.3 Project Objectives	10	5.2 General Commitments	67
1.4 The Site.....	11	5.3 Built Form, Urban Design and Environmental Amenity	67
1.5 Development for which Approval is Sought.....	11	5.4 Public Domain.....	68
1.6 Consultation	12	5.5 Ecologically Sustainable Design	68
1.7 The Proponents and Study Team	12	5.6 Transport and Accessibility	68
2.0 CONTEXTUAL ANALYSIS	13	5.7 Soil and Water.....	68
2.1 Regional Context.....	13	5.8 Noise and Vibration.....	69
2.2 Subregional context	14	5.9 Hazards.....	69
2.3 Local Context	15	5.10 Waste	69
2.4 Royal Prince Alfred Hospital Campus	17	5.11 Services	69
2.5 Site Analysis.....	18	5.12 Heritage.....	70
3.0 THE PROJECT	21	5.13 Flora and Fauna.....	70
3.1 Introduction	21	5.14 Staging.....	70
3.2 Architectural Concept.....	22	5.15 Development Contributions and/or Planning Agreements	70
3.3 Site Access, Planning and Design Principles.....	23	5.16 Consultation	70
3.4 Built Form and Spatial Design Principles	24	6.0 CONCLUSION	71
3.5 Facility Description	25	SCHEDULE OF APPENDICES	73
		GLOSSARY	75

SCHEDULE OF FIGURES

EXECUTIVE SUMMARY.....	2
FIGURE 01: Site location	2
SCHEDULE OF DIRECTOR GENERAL'S REQUIREMENTS.....	3
1.0 INTRODUCTION	7
FIGURE 02: Lifehouse	8
FIGURE 03: Lifehouse site.....	11
2.0 CONTEXTUAL ANALYSIS.....	13
FIGURE 05: Sydney's subregions.....	14
FIGURE 07: Sydney Education and Health Precinct.....	14
FIGURE 06: Sydney Education and Health Precinct.....	14
FIGURE 08: Local context - Access	15
FIGURE 09: Local context.....	16
FIGURE 10: (Top) King George V; (Middle) Queen Mary Building; (Bottom) Car park behind King George V.....	17
FIGURE 11: (Top) RPA hospital main entrance; (Bottom) St Andrews College.....	17
FIGURE 12: Lifehouse site context	18
FIGURE 13: Detail from South Sydney LEP 1998 Zoning Control Map.....	19
FIGURE 14: Detail from South Sydney LEP 1998 Heritage Map.....	19
3.0 THE PROJECT	21
FIGURE 16: Lifehouse looking south down Missenden Road	21
FIGURE 17: Architectural concept sketches	22
FIGURE 18: Ground floor plan	23
FIGURE 19: Internal circulation pattern.....	25
FIGURE 20: Floorplates for Ground Floor and Levels 1 and 2	25
FIGURE 21: Floorplates for Levels 3,4 and 5.....	26
FIGURE 22: Floorplates for Levels 6,7 and 8.....	26
FIGURE 23: Floorplate for Level 9	27
FIGURE 24: Floorplate for Basement Levels	27

4.0 ENVIRONMENTAL ASSESSMENT	29
FIGURE 25: Cross through Lifehouse and St Andrews College	35
FIGURE 26: Cross through Lifehouse and main RPA hospital.....	35
FIGURE 27: Lifehouse eastern facade.....	36
FIGURE 28: Proposed facade systems.....	36
FIGURE 29: Proposed facade materials	36
FIGURE 30: Wall climbers on Eastern elevation	37
FIGURE 31: Ground floor landscape plan.....	37
FIGURE 32: (Top) Northern courtyard and Main Entry element, (bottom) Eastern Courtyard and (right) Southern Courtyard	38
FIGURE 33: Existing Equinox - 9am, 12pm and 3pm	41
FIGURE 34: Proposed Equinox - 9am, 12pm and 3pm	41
FIGURE 35: Existing Winter - 9am, 12pm and 3pm.....	41
FIGURE 36: Proposed Winter - 9am, 12pm and 3pm.....	41
FIGURE 37: Existing Summer - 9am, 12pm and 3pm.....	42
FIGURE 38: Proposed Summer - 9am, 12pm and 3pm.....	42
FIGURE 39: Carillon Avenue looking east (existing and proposed).....	43
FIGURE 40: Missenden Road looking south (existing and proposed)	43
FIGURE 41: Missenden Road looking north (existing and proposed)	44
FIGURE 42: Susan Street looking south (existing and proposed)	44
FIGURE 43: Annual wind roses for Sydney Observatory Hill.....	45
FIGURE 44: Streetscape elements on Missenden Road	46
FIGURE 45: Heritage listed items in vicinity of Lifehouse	60

STATEMENT OF VALIDITY

Submission of Project Application and Environmental Assessment

Prepared under Part 3A of the Environmental Planning and Assessment Act 1979

Environmental Assessment prepared by

Name	Alf Lester
Qualifications	Bachelor of Architecture (Hons), University of NSW, 1964 Dip. Civic Design (Distinction), Edinburgh University, 1967 Fellow of the Australian Institute of Architects Member of Planning Institute of Australia
Address	LFA (Pacific) Pty Ltd 4/2 New McLean Street Edgecliff NSW 2027
In respect of	The Chris O'Brien Lifehouse at RPA Major Project Application MP 10_0036


Applicant & Land Details

Applicant Name	Lifehouse at RPA Limited
Applicant Address	c/o Capital Insight 77 Berry Street NORTH SYDNEY NSW 2060
Land to be developed	Missenden Road Camperdown, NSW
Lot & DP	Lot 1 DP 133045, Lot 1 DP 721834, Lot 1 DP 116729, Lot 1 DP 79785, Lot 1 DP 74291, Lot 1 DP 66645, Lot 1 DP 79561 and part Lot 79 DP 866035.

Environmental Assessment

Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director General's requirements dated 8 April 2010, and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.
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Signature



Date

25 June 2010

EXECUTIVE SUMMARY

The Royal Prince Alfred Hospital (RPA), located in the established inner city suburb of Camperdown, is one of the leading medical facilities in the Sydney South West Area Health Service (SSWAHS), providing diagnostic and treatment services to more people in NSW than any other public hospital.

The proposed Chris O'Brien Lifehouse at RPA represents a new phase of development in the evolution of the RPA hospital campus. It will provide a world class integrated cancer service, combining clinical treatment for all cancer types with cancer research and education under the single entity.

Both the City of Sydney Council and the NSW State Government have identified the development of the Chris O'Brien Lifehouse at RPA in their strategic plans. For the SSWAHS, the development of Lifehouse will enhance the level and provision of cancer services to the SSWAHS community and beyond.

This Project Application relates to Stages A and B1 of the development project and is consistent with the Preliminary Environmental Assessment (PEA) submitted to the Department of Planning (DoP) in March 2010. The Project Application provides for the construction of a cancer services and research facility of approximately 42,000m². A full suite of detailed drawings prepared as part of this Project Application is provided at Appendix A.

The potential impacts of this development project have been assessed in accordance with the Director General's Requirements (DGRs).

The adoption of best model cancer services to be provided by the Chris O'Brien Lifehouse at RPA is fundamental to the wellbeing of people within Sydney, the wider SSWAHS community and beyond. The proposals contained in this Project Application are consistent with that objective, are in the public interest, will result in a substantial contribution to the social, economic and environmental framework of the City of Sydney and

will not result in any significant environmental impacts. Accordingly the Minister's favourable consideration of this Project Application is sought and it is recommended that the proposal be approved in its entirety.



FIGURE 01: Site location

SCHEDULE OF DIRECTOR GENERAL'S REQUIREMENTS

Below is a schedule showing the DGRs together with the relevant sections of the report in which the requirement is addressed. The Environmental Assessment (EA) for the Project Application must include:

GENERAL REQUIREMENTS		REFER TO
1.	An executive summary	Exec Sum
2.	A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment	Section 2
3.	A thorough description of the proposed development	Section 3
4.	An assessment of the key issues specified above and a table outlining how these key issues have been addressed.	Section 4.3
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	Section 4.3 Section 5
6.	The plans and documents outlined (under 'Plans and Documents')	Appendices
7.	A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false or misleading	Statement of Validity
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)	Appendix J
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.	Section 6
PLANS AND DOCUMENTS		REFER TO
I.	An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> the location of 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 and height of adjacent buildings and private open space; and all levels to be in Australian Height Datum. 	Appendix C

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, boundaried, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc.)	Appendix C
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; and traffic and road patterns, pedestrian routes and public transport nodes. 	Section 2
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 to the boundaries of the land and any development on adjoining land; detailed floor plans, sections and elevations of the proposed buildings; elevation plans providing details of external building materials and colours proposed; fenestrations, balconies and other features; accessibility requirements of the Building Code of Australia and the <i>Disability Discrimination Act 1992</i>; 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 the ground; and any changes that will be made to the level of the land by excavation, filling or otherwise. 	Appendix C
5.	Other plans: <p>Stormwater Concept Plan - illustrating the concept for stormwater management;</p> <p>Erosion and Sediment Control Plan - plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site</p> <p>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;</p> <p>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;</p> <p>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; and</p>	Appendix E Appendix E Appendix E Section 4.3 Appendix C

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 9.00am, 12.00 midday and 3.00pm.

Part 4.3
Appendix C

The Environmental Assessment (EA) for the Project Application must address the following key issues:

KEY ASSESSMENT REQUIREMENTS		REFER TO
1. Relevant Environmental Planning Instruments, Policies and Guidelines, including:		Section 4.2.1
1.1	Environmental Planning and Assessment Act, 1979	
1.2	State Environmental Planning Policies (SEPP), including: <ul style="list-style-type: none"> SEPP Major Development SEPP No. 33 - Hazardous SEPP No. 55 - Remediation of Land SEPP Infrastructure 	
1.3	NSW State Plan, Sydney Metropolitan Strategy and Draft Sydney City Subregional Strategy	
1.4	South Sydney Local Environmental Plan 1998 and applicable policies and plans	
1.5	The nature, extent and justification for any inconsistencies or non-compliance with relevant environmental planning instruments, plans and guidelines, including the relevant Development Control Plans.	
2. Built Form and Urban Design, including:		Section 4.3.2
2.1	Consideration of the height, bulk and scale of the proposed development within the context of the locality (detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the buildings achieve optimal design and amenity outcomes; and	
2.2	A detailed description of the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping (including street trees), safety by design and public domain (including an assessment against the Crime Prevention Through Environmental Design Principles)	
3. Environmental Amenity and Public Domain, including:		Section 4.3.3
3.1	Consideration of the impacts of the project on solar access, acoustic privacy, visual privacy, views and wind impacts;	
3.2	Details of the measures to be implemented to achieve a high level of environmental amenity; and	

KEY ASSESSMENT REQUIREMENTS		REFER TO
3.3	A public domain review that includes the existing footway, street trees, kerb/gutter, lighting, stormwater and other services, taking into consideration the proposed entry and exit points for pedestrians and vehicles.	Section 4.3.3
4. Ecologically Sustainable Development		Section 4.3.4
4.1	A detailed description of how the development will incorporate ESD principles in design, construction and ongoing operation phases of the development;	
4.2	A description of the measures that would be implemented to minimise water and energy consumption	
4.3	Consideration of any infrastructure management requirements, such as licenses and/or any air emissions from co or tri-generation facilities;	
4.4	An assessment against a suitably accredited rating scheme to meet industry best practice.	
5. Transport, Access and Parking, including		Part 4.3.5
5.1	<p>A Transport and Accessibility Impact Assessment prepared in accordance with the RTA's Guide to Traffic Generating Developments and making reference to the Metropolitan Transport Plan – Connecting the City of Cities, NSW Planning Guidelines for Walking and Cycling, and the Integrated Land Use and Transport policy package, considering the following issues:</p> <ul style="list-style-type: none"> An estimate of the trips generated by the proposed development, including a breakdown of vehicle types. Traffic generation including: <ul style="list-style-type: none"> daily and peak traffic movements likely to be generated by the project the impact on the safety and capacity of the surrounding road network and nearby intersections, including the cumulative impacts (accounting for other recently approved developments in the area) and with consideration of any future plans available for Missenden Road such as Council's proposed cycle route; and the need and provision of upgrade, road improvement works, or funding (if required); Parking, access and loading dock arrangements, in accordance with relevant Australian Standards and including appropriate levels of onsite car parking having regard to local planning controls, RTA guidelines and high public transport accessibility of the site (note: the Department supports reduced parking provision, if adequate public transport is available to access the site. 	Appendix D

KEY ASSESSMENT REQUIREMENTS	REFER TO
<ul style="list-style-type: none"> Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan; Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets; Detail the existing pedestrian and cycle movements within the vicinity of the site (including the links to other RPA buildings) and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access; Identify measure to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project; and Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling). 	Appendix D
6. Soil and Water	Section 4.3.6
6.1 Proposed erosion and sediment controls during construction;	
6.2 Stormwater management during operations, with details of the proposed stormwater infrastructure and connections to Council's system, and incorporating Water Sensitive Urban Design measures;	
6.3 Consideration of the potential for flooding (with consideration of climate change), contamination, acid sulfate soils and salinity impacts;	
6.4 Identify whether groundwater would be encountered during excavation, whether dewatering would be required and, if it is likely to be encountered, the existing groundwater quality and an assessment of the potential impacts on groundwater including degradation; and	
6.5 An assessment of the feasibility of installing infrastructure for rainwater collection and re-use.	
7. Noise and Vibration	Section 4.3.7
7.1 A quantitative assessment of the potential construction, operational and traffic noise impacts of the project	
8. Hazards	Section 4.3.8
8.1 An assessment against SEPP No. 33 – Hazardous and Offensive Development	
8.2 A description of the measures to be implemented to manage hazards and risks associated with the storage and use of hazardous materials and particularly from the operation of chemotherapy apparatus and other potentially hazardous apparatus	

KEY ASSESSMENT REQUIREMENTS	REFER TO
9. Waste	Section 4.3.9
9.1 Identify, quantify and classify the likely waste streams to be generated during construction and operation;	
9.2 Describe the measures to be implemented to minimise, reuse, recycle and safely dispose of this waste;	
9.3 Describe the measures to be implemented to manage the disposal of nuclear waste; and	
9.4 Describe the measures to be implemented to manage the disposal of contaminated and potential contaminated biological and sewage waste.	
10. Services	Section 4.3.10
10.1 The capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure that will service the project.	
11. Heritage	Section 4.3.11
11.1 Consideration of any potential impacts on: <ul style="list-style-type: none"> Aboriginal Heritage; and Heritage items listed in State and/or local legislation 	
12. Flora and Fauna	Section 4.3.12
12.1 Consideration of potential impacts on any flora and fauna.	
13. Staging	Section 4.3.13
13.1 Details of any proposed staging, the extent of the works proposed for each stage and the predicted timing for each stage.	
14. Development Contributions and/or Planning Agreements	Section 4.3.14
14.1 A review of the project against the relevant contributions plans and any existing planning agreements relevant to the projects; and	
14.2 The likely scope of any planning agreement and/or developer contributions to be made.	
15. Consultation	Section 4.3.15
15.1 The consultation process and the issues raised must be described in the Environmental Assessment.	

DEEMED REFUSAL PERIOD
60 days (see Clause 8E of the Environmental planning and Assessment Regulation)

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">• 1 copy of the EA, plans and documentation for the Test of Adequacy• 10 hard copies of the EA (once the EA has been determined adequate)• 10 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and• 10 copies of the Environmental Assessment and plans on CD-ROM (PDF format), individual plans and documents must not exceed 5MB in size.• The precise number of copies required is to be confirmed prior to the public exhibition.