

10 August 2026

Our Ref: R/2025/5/B
File No: 2026/453185
Your Ref: SSD-79888213

Megan Fu
The Department of Planning and Environment

Via Major Projects Planning Portal

Dear Megan,

Private Hospital, Camperdown – SSD-79888213 - Advice on EIS

Thank you for your correspondence dated 14 July 2026 inviting the City of Sydney (the City) to comment on the proposed private hospital development at 10 Missenden Road, Camperdown (the Site).

The proposal seeks consent for a Concept application including a private hospital use with ancillary health and research, retail, commercial office and car parking. The reference scheme for the proposed building envelope includes three basement levels, a five-storey podium, and a 10-storey tower. No physical works are proposed as part of the Concept application.

The City has reviewed the submitted EIS and supporting documentation. While the public benefits of an allied healthcare building are acknowledged, the City considers the bulk and scale of the proposal inappropriate in the heritage context of the Site. Privacy, overshadowing and impacts to trees have also not been adequately resolved. Further, the City does not support the requested exemption from a formal design excellence competition process, required by Clause 6.21D of the Sydney Local Environmental Plan (LEP) 2012.

The City therefore **objects** to the competition process exemption request, as it falls under the clear requirements of Sydney LEP 2012 and an improved solution will be sourced from such a process.

Details of the issues associated with the project are outlined below for your consideration.

Should the Department recommend the concept application for approval, the City requests that the conditions provided in Annexure A are imposed. The City expects that standard conditions are also imposed by the Department.

1. Design Excellence

The City strongly objects to the applicant's request to waive the requirement of a formal design excellence competition for the reasons outlined below:

The City of Sydney acknowledges
the Gadigal of the Eora Nation as the
Traditional Custodians of our local area.

1. Under Clause 6.21D(1) of the Sydney Local Environmental Plan (SLEP) 2012, development consent must not be granted to the proposal unless a competitive design process has been held in relation to the development. This requirement applies to the development as the proposal has a height greater than 25 metres (approximately 55 metres proposed), has an estimated cost of more than \$100,000,000 and a development control plan is required pursuant to Clause 7.20 of the SLEP 2012.
2. Clause 6.21D(2) and (2)(a) – (d) of the SLEP 2012 sets out clear criteria for when a competition may be unreasonable or unnecessary in the circumstances of the development or where the development meets the parameters of parts (a) to (d) and is not required. The proposed Concept development does not meet any of the criteria warranting an exemption and has not demonstrated that a competitive process would be unreasonable or unnecessary in this instance.
3. The terms of reference for SSD Design Competition Exemptions and the Alternative Design Excellence pathway does not apply to the proposed development and is relevant only to residential SSD projects.
4. Several key issues raised by the State Design Review Panel (SDRP) remain unresolved. The amended proposal before you does not adequately address recommendations of the last SDRP Meeting No. 4 in relation to bulk, height, overshadowing and impacts on adjacent heritage buildings. A competitive process could be the means to resolve this.
5. Moreover, a formal design competition in accordance with Clause 6.21D would assist in providing design solutions to resolve the above site-specific development challenges to deliver the highest quality urban design, landscape and architectural response. The design excellence process drives innovation and would improve outcomes for this development and ensure that the development will achieve design excellence as required by Clause 6.21C of the SLEP 2012.
6. The City notes that the nearby RPA hospital redevelopment under construction, with greater technical requirements and operational challenges, was the result of a design competition from which the design has broadly benefitted.

For the above reasons and having regard to the scale and significance of the project, it is strongly recommended that a Design Excellence Strategy is prepared for the project in accordance with the Governmental Architect NSW Design Competition Guidelines. It is recommended that this is endorsed prior to determination of the Concept application. Conditions are therefore recommended within Annexure A requiring a competitive design process to be undertaken.

2. Tower Height

The proposed tower envelope, up to a height of RL 85.56 (57 metres), is significantly taller than most of the surrounding buildings within the hospital precinct. The tower element will be highly visible from the surrounding public roads, including the Missenden Road heritage street frontage and nearby open space areas, such as St John's Oval. The proposed height will have unacceptable impacts on the heritage significance of St John's College and continues to overshadow the nearby Royal Prince Alfred (RPA) hospital and its public spaces.

The City recommends that the tower element is reduced in height commensurate with the height of the Charles Perkins Centre (RL 58.5), as recommended by the SDRP

Meeting No. 4. This would lessen the visual impact of the proposal on St John's College and on the nearby heritage buildings of the RPA. More rigorous consideration of the floor space requirements for the private hospital would be required, such as reconsideration of the 'Flexible' Private Hospital use on the lower ground floor.

It is recommended that any amended CGI views of the proposal are created from actual eye focal length, taken from eye level (not hovering above) to portray an accurate depiction of how large the proposal will look and feel from the public domain. The materiality of the building should also be accurate, including the fact that glass generally appears black when observed from a distance.

3. Setbacks

a. Setback to St Johns College

The City notes that the proposed setbacks from the state heritage listed St John's College have decreased from 14m in the last SDRP Meeting No. 4, to a varied setback of 12m from the Polding Wing, 9m from the Menzies Wing and 4.5m to the east beyond the Menzies Wing.

The reduction in setback towards the principal elevation of the college building is not supported as it will have an overbearing impact on the curtilage and setting of the heritage building. It will also increase the visual impact of the proposal on the eastern part of the Polding/Menzies wing, which has an overall consistent height.

To mitigate these impacts, the City recommends that a consistent 12m setback should be maintained on all levels, including at mid-ground to level 2, to St John's College along the north-western boundary of the Site.

Additional plans and sections to the St John's College interface are also required to demonstrate that adequate separation distances are achieved. It should be demonstrated that visual and acoustic privacy and amenity impacts can be resolved via privacy screens, facade treatments and landscaping.

b. Setback to John Hopkins Drive

The proposed cantilevered envelope element along the John Hopkins Drive frontage does not allow for street tree planting along this street, which is to become a main throughfare for the precinct for both pedestrians and vehicles.

It is recommended that the cantilevered form is removed and a clear minimum 4.5m setback is provided on all levels of the envelope, including basement levels. This will allow for adequate deep soil and ensure that tree growth along John Hopkins Drive is not impeded. This setback would provide sufficient width for a high activity pedestrian footpath and furniture, including tree planting as per Sydney Streets Code 2021.

4. Overshadowing

Overshadowing impacts cannot be fully assessed from the shadow diagrams provided however; it appears that the proposed building envelope has not reduced overshadowing impacts from the SDRP meeting No. 4 building form.

Scaled shadow diagrams are required to be provided. Eye of the sun diagrams during midwinter between 9am and 3pm should be provided to understand impacts to the RPA hospital rooms, as well as the hospital open spaces.

5. Relocation of Fig Trees

The proposed relocation of the high retention mature Fig trees (trees 31 and 32) to the north-eastern boundary of the Concept development area is not currently supported. The Transplant Feasibility Assessment is considered inadequate, and the proposed relocation site will negatively impact the heritage curtilage of St John's College as discussed further below.

a. Transplant Feasibility

The high retention Fig trees proposed to be transplanted contribute significantly to the amenity of the Site and surrounding area. The submitted Transplant Feasibility Assessment does not adequately demonstrate that the transplanting of trees 31 and 32 is viable. The transplant report states that no plans were reviewed, no soil tests were performed and no locations for transplanting were assessed during preparation of the report. It is also unclear why tree 57, which is located approximately 100m from the two trees, is referred to as an obstruction to the proposed tree transplanting.

a. Tree location

The proposed location of Trees 31 and 32 in front of the eastern elevation of the Menzies Wing is out of character with the setting of the college and will intrude upon its principal elevation, which faces the playing fields. The proposed locations will disrupt view 4c and view 4d which are identified within the St John's College Conservation Management Plan (CMP) as being significant views of the College. The proposed location of Tree 32 will also block a significant view of the tower of St John's against the sky identified in the CMP.

It is therefore recommended that the Concept envelope is modified around the canopy zone of the trees to retain Tree 31 and 32 in situ. These trees would assist in mitigating privacy issues with St John's college while having therapeutic benefits for patients.

Where transplanting is to be pursued, the location of the trees should be reconsidered and a more suitable location found within the grounds of St John's College in accordance with the policies of the St John's CMP. A detailed heritage assessment should be provided that informs the location of the trees, with input from a qualified heritage consultant. The tree relocation should be considered within the context of the whole of the College site.

An amended Transplanting Feasibility/Methodology Statement should also be submitted prior to determination of the Concept application, to ensure that transplanting of the trees is viable.

The Statement should be prepared by a qualified Arborist (AQF Level 5) experienced in tree transplanting and include:

- i. Pre-transplant Considerations;
- ii. Site Preparation;
- iii. Excavation;
- iv. Preparation of new planting position;
- v. Lifting and Relocation methods;
- vi. Planting specifications;
- vii. Backfilling and completion;
- viii. Maintenance Program; and

- ix. An assessment based off updated plans, planting locations, service plans and soil testing)

6. Flooding

Flood mapping indicates that the Site is affected by the 1% and 5% Annual Exceedance Probability (AEP) and Probable Maximum Flood (PMF) levels.

As the Site is located within the Flood Planning Area and the proposed use is a critical facility (hospital), a more comprehensive Flood Impact and Risk Assessment (FIRA) is required. This should include modelling for longer duration PMF events to determine period of isolation. A more detailed Flood Emergency Response Plan is also required to address evacuation, shelter-in-place arrangements, isolation risks, and emergency management during extreme flood events.

Any future Development Application for the detailed design of the building must therefore be accompanied by:

- a) an updated Flood Impact and Risk Assessment (FIRA) prepared by a suitably qualified flood engineer in accordance with the NSW Flood Risk Management Manual, ARR 2019 v4.2 and relevant State Government flood and climate change guidance current at the time of lodgement;
- b) flood modelling incorporating climate change impacts, including, as a minimum, the SSP5-8.5 climate scenario for the year 2100, and assessment of the full range of flood events up to and including the Probable Maximum Flood (PMF);
- c) a Flood Emergency Response Plan (FERP) prepared in accordance with the NSW Flood Risk Management Manual, associated toolkits, EM01 Emergency Management Planning Support and relevant NSW Shelter-in-Place guidance.

A condition is recommended within Annexure A to ensure that an updated FIRA and FERP are submitted with the detailed development application for the building.

7. Driveway location

The City notes that the proposed driveway location will likely conflict with an existing bus stop on Missenden Road. Any proposal to relocate bus stops will require consultation with Transport for NSW. This location also serves an Australian Post letterbox, and further information on proposed alternative locations and evidence of consultation with Australia Post will be required at the Detailed Design application stage.

Any changes to on-street parking controls will require engagement with the City's Traffic Operations and the proposal may require a submission to the Local Pedestrian, Cycling, Traffic Calming and Transport Forum (LPCTCTF) for advice.

It is recommended that the applicant engage the City's Area Traffic Engineer prior to submission of the Detailed Design application.

8. Public domain, pedestrian experience and landscape coordination

The following pedestrian and landscape coordination issues are identified with the submitted reference design scheme:

- a) The space and layout of the planters within Missenden Plaza in the reference design plans are narrow and interrupt key pedestrian routes, creating a constrained Plaza;
- b) the northern stairs, pathways and landscape edge adjoining St John's Oval require further design development as they do not provide a clear pedestrian connection between Missenden Road and the Charles Perkins Centre plaza;
- c) The proposed vehicular access and drop off area creates potential conflict between vehicles and pedestrians;
- d) The RAP identifies contaminated fill beneath proposed landscaped areas, which is to be capped with validated clean soil and managed under an Environmental Management Plan; and
- a) No details of biophilic design and opportunities for green roofs have been identified.

Conditions are recommended within Annexure A to ensure that the subsequent Detailed Design development application resolves the above issues.

Conditions are also recommended to ensure that the detailed design application demonstrates high-quality pedestrian accessibility, public domain improvements, passive surveillance along John Hopkins Drive, and compliant levels and gradients.

If you have further enquiries, please contact Julia Errington, Senior Planner, on 9288 5984 or at jerrington@cityofsydney.nsw.gov.au.

Yours sincerely,



Graham Jahn AM LFRAIA Hon FPIA
Chief Planner / Executive Director
 City Planning | Development | Transport

ANNEXURE A – RECOMMENDED CONDITIONS OF CONSENT

(1) STAGED DEVELOPMENT APPLICATION

Pursuant to Division 4.22 of the Environmental Planning and Assessment Act 1979, this Notice of Determination relates to a concept development application. A subsequent development application (DA) is required for any works to be carried out on the site.

Reason

To specify the status of this approval as a concept development consent and that it does not authorise the carrying out of works on any part of the site.

(2) MATTERS NOT APPROVED

The following items are not approved and do not form part of this concept proposal development consent:

- a) Any works, including demolition, excavation and/or construction;
- b) The location and size of the loading facilities;
- c) The height in storeys or street frontage height in storeys of the development;
- d) The removal or pruning of any tree on the site;
- e) The floor levels of each storey, including lower/mid/upper ground floors;
- f) The layout of the hospital use, and ancillary uses or the total number of hospital rooms accommodated;
- g) The number of basement levels and/or the configuration of the basement levels;
- h) The siting and location of a substation;
- i) The number of car parking spaces, bicycle spaces, car share or loading spaces/zones;
- j) The precise quantum of floor space

Reason

To set out matters that are not approved by the consent

(3) DESIGN EXCELLENCE STRATEGY

- (a) A Design Excellence Strategy is to be submitted and endorsed by Government Architect NSW (GANSW) prior to commencement of a Design Competition.

- (b) The Design Excellence Strategy is to be in accordance with the GANSW Guidelines and outline how a proposal will achieve design excellence and is to set out the details of the competition process including:
 - (i) the aims of the competition
 - (ii) a short description of the site and program
 - (iii) the capital investment value of the development
 - (iv) the planning framework
 - (v) an outline of the competition process including key dates
 - (vi) how the process will meet the relevant planning controls and align with these guidelines
 - (vii) the number of design teams required to participate
 - (viii) the disciplines to be included within design teams
 - (ix) how design teams will be selected
 - (x) the number of jurors
 - (xi) an outline of the design integrity process.

Reason

To require provision of a Design Excellence Strategy prior to commencement of the Design Competition

(4) COMPETITIVE DESIGN PROCESS

A competitive design process in accordance with the provisions of the Sydney Local Environmental Plan 2012 shall be:

- (a) conducted in accordance with the Design Excellence Strategy required by Condition 3; and
- (b) conducted prior to the lodgement of any subsequent development application for the detailed design of development on the site.

The detailed design of the building must exhibit design excellence, in accordance with Clause 6.21 of Sydney Local Environmental Plan 2012.

Reason

To specify the approved Design Excellence Strategy for the subsequent detailed development.

(5) ENVELOPE HEIGHT

- (a) The height of the detailed design building must not exceed [insert RL number] (AHD) to the top of the building.

Reason

To ensure the constructed development complies with the approved height.

(6) FLOOR SPACE RATIO

The Floor Space Ratio of the detailed design development must not exceed [insert FSR]

Reason

To ensure the constructed development complies with the approved floor space ratio.

(7) DEVELOPMENT TO BE CONTAINED WITHIN ENVELOPE

Subject to the other conditions of this consent, the building envelope is only approved on the basis that the ultimate building design, including services, balconies, shading devices and the like will be entirely within the approved envelope.

Reason

To ensure the constructed development complies with the approved envelope.

(8) DISTRIBUTION OF FLOOR SPACE WITHIN ENVELOPES

The approved concept proposal envelope establishes the maximum parameters for the competitive process and the future built form on the site. The detailed design proposal must not occupy the entirety of the envelope.

Reason

To ensure the constructed development complies with the approved floor space.

(9) DETAILED DESIGN OF THE BUILDING

The design brief for the competitive design process and the building design submitted as part of any subsequent Development Application for the detailed design of the building must address the following design requirements:

- (a) Continuous footpath awnings are to be provided along John Hopkins Drive. Awnings are to be set a minimum of 1.5m from the face of the kerb to accommodate street trees;
- (b) Visual privacy and overlooking between St John's College and the development is to be adequately addressed through the building setbacks and the use of privacy screens, facade treatments and landscaping;
- (c) Building activation and passive surveillance is to be provided along the John Hopkin's Drive frontage for pedestrian safety;

- (d) Dark tinted and reflective glass is not to be used within the building facade and any glass is to be clear;
- (e) External solar shading devices are to be incorporated to control sun to the west, north and east elevations, rather than relying on high performance glass;
- (f) The planter layout within Missenden Plaza is to provide clear, direct and unobstructed pedestrian movement and generous areas for gathering and seating;
- (g) The design is to provide clear and equitable pedestrian connections between Missenden Road and the Charles Perkins Centre Plaza, including a direct, continuous and legible accessible path of travel.
- (h) The pedestrian route from Missenden Road is to be clearly separated from vehicle movements through the landscape design. Where a shared zone is proposed, pedestrian priority is to be clear through the use of flush contrasting pavement, changes in surface texture and appropriate signage.
- (i) Building articulation is to respond to the surrounding heritage items in terms of height, bulk and scale. Materiality and modulation of the building and the facade is to lessen the apparent bulk and scale of the development.
- (j) Biophilic design principles are to be integrated throughout the design including the inclusion of landscaped terraces, courtyards and green outlooks for patients, staff and visitors. The design is to address planting, structural capacity, soil depth, drainage, irrigation, safe maintenance access, wind exposure and solar analyses.

Reason

To ensure the specified design requirements are addressed in the competitive design process and detailed design DA.

(10) CONNECTING WITH COUNTRY

The design brief for the competitive design process and the building design submitted as part of any subsequent Development Application for the detailed design of the building must address Connecting with Country objectives and expand on the opportunities and framework identified in the '10 Missenden Road Connecting with Country Design Report' prepared by Bangawarra dated August 2025.

Reason

To ensure the detailed design incorporates a Connecting with Country approach.

(11) WIND EFFECTS REPORT

- (a) Prior to the lodgement of any subsequent detailed development application, the detailed design must be subject to wind tunnel testing to ascertain the impacts of the development on the wind environment

and conditions within the publicly accessible pedestrian space, the surrounding streets, neighbouring buildings, and communal external areas within the subject development.

- (b) All pedestrian routes, outdoor seating areas and accessible terraces are to achieve the comfort criterion appropriate to its intended use.
- (c) Any recommendations of this wind tunnel testing and wind assessment report required by (a) above must be incorporated into and submitted with the detailed design development application, without reliance on tree or shrub planting.

Reason

To ensure the detailed design development complies with wind comfort criteria.

(12) REFLECTIVITY

A Reflectivity Report that assesses the potential impacts of building materials and glazing on the surrounding environment is to be submitted as part of any DA for the detailed design of the building. The report is to demonstrate that the proposal will avoid unacceptable glare, minimise urban heat island effects, and optimise the building's thermal performance.

Reason

To ensure that the detailed development does not result in adverse reflectivity impacts and to protect the amenity of the public domain.

(13) LANDSCAPE OF THE SITE

- (a) A detailed landscape design including plans and details drawn to scale, and technical specification is to be submitted with any subsequent detailed development application. These documents must include:
 - (i) Location of existing and proposed planting on the site including existing and proposed trees, planting in natural ground, and planting on structure.
 - (ii) Location and details of existing and proposed structures on the site including, but not limited to, paving, walls, services, furniture, shade structures, lighting, tree pits and other features.
 - (i) A minimum 15% canopy cover across the site, provided by trees that will reach a minimum height of eight metres;
 - (iii) Details of earthworks and soil depths including finished levels and any mounding. The minimum soil depths for planting on structure must be 1000mm for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layers in accordance with the Sydney Landscape Code Volume 2.
 - (iv) Details of deep soil in accordance the approved stamped plan. Where relatively natural soil does not exist or the land is

contaminated, provide details of clean fill including subsoil and topsoil layers in accordance with a Remediation Action Plan.

Deep soil zones must be unencumbered by structures within, above or below the zone except those constructed of lightweight materials such as timber decking or water permeable paving that allow for filtration of rainwater into the ground.

- (v) Planting details, and location, numbers, type and supply size of plant species, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity. Tree species are to be selected from the City of Sydney Tree Species List, <https://www.cityofsydney.nsw.gov.au/listsmapsinventories/>.
- (vi) Details of drainage, waterproofing and watering systems. The basement slab and planter design are to incorporate suitable setdowns, soil areas, drainage and structural capacity to support the proposed trees.
- (vii) Landscape maintenance plan.
- (viii) Landscape plans and details are to be coordinated with the Remediation Action Plan and must demonstrate all landscape works are aligned with the proposed remediation measures.
- (ix) Any Strata Vaults are to be located outside of the tree protection zone of existing trees.

Reason

To ensure the detailed design application is supported by a good quality, buildable landscape scheme that meets the City's controls.

(14) HERITAGE IMPACT STATEMENT (HIS)

A Heritage Impact Statement is to be submitted with the detailed design application which demonstrates that the design of the building has been developed in consultation with a heritage professional. The building design is to mitigate potential impacts on the established setting of, and key views to, nearby historic buildings including St Johns College and RPA. Due regard is to be given to maintaining the pedestrian scale of built forms along Missenden Road, and consideration of form and materiality of the new development, to ensure a well-mannered backdrop to the College in principal views.

Reason

To ensure that the heritage value of the site and nearby sites is appropriately managed and protected.

(15) ARCHAEOLOGICAL ASSESSMENT

A Historical Archaeological Assessment undertaken by a suitably qualified archaeologist must be submitted as part of any subsequent detailed design

development application. The report is to make recommendations on mitigation measures and requirement on archaeological research designs.

Reason

To ensure that the archaeology of the site is appropriately managed and protected.

(16) ECOLOGICALLY SUSTAINABLE DEVELOPMENT

- (a) Details are to be provided with the subsequent detailed development application for the design of the building to confirm that the building will deliver the sustainability targets set out in the Ecologically Sustainable Development Report for 10 Missenden Road, Camperdown Revision 5 prepared by Integrated Group Services dated 15 August 2025. The ESD targets are to be carried through the competition phase, design development, construction, and through to completion of the project.
- (b) This includes certification that the design:
 - (i) Exceeds NCC 2022 Section J Energy Benchmarks with a bespoke facade and services system design
 - (ii) Achieves a 5 Star Green Star Buildings rating
- (c) The ESD targets must be included in the competitive design process brief and carried through the competition phase, design development, construction, and through to completion of the project.

Reason

To ensure the detailed design of the building delivers the established sustainability targets.

(17) PUBLIC ART

- (a) The requirement to accommodate public art as part of the redevelopment of the site must form part of the competitive design process brief. The Stage 1 Preliminary Public Art Plan by UAP dated June 2025 should form part of an attachment to that brief.
- (b) An updated version of the Preliminary Public Art Plan must be submitted with the detailed design application following the competitive design process, once the built form and public art opportunities are confirmed.
- (c) All public artwork must be in accordance with the relevant objectives and provisions of the Public Art Policy, and the Interim Guidelines: Public art in private developments.

Reason

To ensure public art is designed and installed in accordance with the relevant policies.

(18) WASTE AND RECYCLING MANAGEMENT

- (a) Prior to the commencement or any competitive design process for the site, a Waste Management Strategy (WMS) and preliminary Operational and Construction Waste Management Plan (OWMP/CWMP) must be submitted to and approved by Council's Areas Planning Manager/ Coordinator and which once approved, may be appended to the design brief for the competitive design process. The WMS must address the following requirements:
 - (i) A preliminary Construction Waste Management Plan (CWMP) in accordance with Section F of the *City's Guidelines for Waste Management in New Developments*, including a provisional construction staging layout demonstrating dedicated physical spatial allocation for source-separation waste skips on-site during excavation and construction phases (including the excavation of all basement levels).
 - (ii) Detailed design of waste storage rooms in accordance with Section A.1.2 of the *City's Guidelines for Waste Management in New Developments* and AS 1428.1 (*Design for Access and Mobility*). The spatial layout must provide a dedicated structural footprint (demonstrating exact positioning on scaled plans) that accommodates
 - a. A minimum 100mm clearance between all stored bins;
 - b. Bins arranged to be stored no more than two deep;
 - c. A minimum clear aisle width of 1500mm for bin movement and access; and
 - d. Integrated specialized containment infrastructure for all required waste and recycling streams.
 - (iii) Operational waste generation calculations and bin allocation numbers for all commercial components calculated based on a maximum collection frequency of three (3) times per week to align with the *NSW Waste and Sustainable Materials Strategy*, minimizing vehicle movements and local amenity impacts.
 - (iv) Provision of a fully delineated and physically demonstrated dedicated storage area for bulky waste and problem waste (including e-waste and oversized items). The baseline allocation must meet or exceed the following scale:
 - a. A minimum of 4m² for GFA between 100m² and 2,000m²;
 - b. An additional 4m² for each retail, accommodation, or entertainment component over 2,000m²; and
 - c. An additional 4m² for every 20,000m² of commercial office space.

- d. The bulky waste area must be explicitly integrated into the baseline structural space calculations and architectural plans.
- (v) Continuous, safe, and unobstructed internal transfer paths for wheeling bins and moving bulky waste from storage areas to loading/collection points, complying with Section A.3.8 of the *City's Guidelines for Waste Management in New Developments*, specifying:
 - a. A maximum ramp gradient of 1:14 along all bin transfer pathways;
 - b. A maximum manual handling/transfer distance of 10 metres;
 - c. A continuous step-free and kerb-free route; and
 - d. A minimum clear opening/width clearance of 1.8 metres for all transfer doorways, corridors, and goods lifts along the collection route.
- (b) Details and scaled architectural drawings are to be provided with the subsequent detailed Development Application (DA) to demonstrate full compliance with the approved Waste Management Strategy and the relevant requirements of the *City's Guidelines for Waste Management in New Developments*.

Reason

To ensure a Waste Management Strategy is approved by the first DA application.

(19) ACOUSTIC REPORT

An Acoustic Impact Assessment must be undertaken by a suitably qualified acoustic consultant and submitted with any detailed design development application in accordance with the provisions of the Sydney Local Environmental Plan 2012, the NSW Noise Policy for Industry, the NSW Road Noise Policy and the State Environmental Planning Policy (Transport and Infrastructure) 2021.

Reason

To ensure the detailed design of the building adequately addresses the relevant provisions relating to acoustic amenity.

(20) LAND CONTAMINATION

- (a) Any subsequent development application for the detailed design of the building must include reports and documentation to address the requirements of State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land.
- (b) The relevant reports and documentation may include but are not limited to the following:

- (i) Detailed Environmental Site Assessment Report;
- (ii) Remediation Action Plan (RAP);
- (iii) Review by NSW EPA Site Auditor;
- (iv) Site Validation Report;
- (v) Site Audit Statement (SAS);
- (vi) Long Term Environmental management Plan.

Reason

To advise as to the documentation to be provided as part of any subsequent DA for the detailed design of the building to demonstrate site suitability.

(21) FLOODING, CLIMATE AND EMERGENCY MANAGEMENT

Any future Development Application for the detailed design of the building must be accompanied by:

- (a) an updated Flood Impact and Risk Assessment (FIRA) prepared by a suitably qualified flood engineer in accordance with the NSW Flood Risk Management Manual, ARR 2019 v4.2 and relevant State Government flood and climate change guidance current at the time of lodgement;
- (b) flood modelling incorporating climate change impacts, including, as a minimum, the SSP5-8.5 climate scenario for the year 2100, and assessment of the full range of flood events up to and including the Probable Maximum Flood (PMF);
- (c) a Flood Emergency Response Plan (FERP) prepared in accordance with the NSW Flood Risk Management Manual, associated toolkits, EM01 Emergency Management Planning Support and relevant NSW Shelter-in-Place guidance.

The FIRA and FERP must demonstrate that the development can safely operate as a critical facility under existing and future flood conditions. The FERP shall address emergency management arrangements, shelter-in-place requirements, isolation risks, continuity of operations, emergency communications, and secondary risks associated with flooding, including but not limited to medical emergencies, building fires, utility and essential service disruptions, and the health, safety and wellbeing of patients, staff, visitors and other occupants during flood events.

The future Development Application must demonstrate how the recommendations, mitigation measures, flood planning levels, emergency management requirements and design responses arising from the FIRA and FERP have been incorporated into the design and operation of the development.

Reason

To ensure the detailed design development complies with appropriate flood

planning levels.

(22) BICYCLE PARKING AND END OF TRIP FACILITIES

- (a) Any subsequent development application for the detailed design of the building must ensure that the minimum number of bicycle parking spaces and end of trip facilities are provided in accordance with section 3.11.3 of the Sydney DCP 2012. Bicycle parking and end of trip facilities are to be in accordance with the following:
 - (i) All bicycle parking spaces and end of trip facility must be provided on private land. The public domain cannot be used to satisfy this condition.
 - (ii) The layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 Parking Facilities Part 3: Bicycle Parking Facilities.
 - (iii) Visitor bicycle parking is to be provided in an accessible on-grade location, near a major public entrance to the development and is to be clearly signposted.

Reason

To ensure the allocation of bicycle parking onsite that is in accordance with Australian Standards and the Council's DCP.

(23) PARKING DESIGN

Any subsequent development application for the detailed design of the building must include a plan of the basement car park.

The design, layout, signage, line marking, lighting and physical controls of all off-street parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 Parking facilities Part 1: Off-street car parking, AS/NZS 2890.2 Parking facilities Part 2: Off-commercial vehicle facilities and AS/NZS 2890.6 Parking facilities Part 6: Off-street parking for people with disabilities. The details must be submitted to and approved by the Registered Certifier prior to any Construction Certificate being issued.

Reason

To ensure parking facilities are designed in accordance with the Australian Standards

(24) ON-SITE LOADING AREAS AND OPERATION

Any subsequent development application for the detailed design of the building must accommodate all loading and unloading associated with the site within the confines of the site, at all times and must not obstruct other properties/units or the public way.

Reason

To maintain the orderly operation of vehicle parking areas and to ensure the public domain is kept free from physical obstructions.

(25) TRAFFIC IMPACT ASSESSMENT

A revised Traffic and Transport Impact Assessment must be submitted with any subsequent detailed development application. It must include, but is not limited to, a parking analysis which identifies all assumptions including hospital beds, medical gross floor area and consulting room numbers as well as all ancillary uses, the details of vehicle queue analysis, details of delivery (both short time longer time delivery), loading and servicing of the hospital and all ancillary uses.

Reason

To ensure that the proposed loading dock and parking provision is sufficient for the proposed uses.

(26) ACCESS DRIVEWAYS TO BE CONSTRUCTED

Any subsequent development application for the detailed design of the building must ensure that driveways are in accordance with the requirements of Council's "Driveway Specifications" to the satisfaction of Council.

Reason

To allow adequate vehicular access to the site.

(27) CHANGES TO KERB SIDE PARKING RESTRICTIONS

Where the detailed design application proposes changes to kerb side parking restrictions, a separate submission must be made to the City's Traffic Operations team to approve any changes to kerb side parking arrangements. There is no guarantee kerb side parking will be changed, or that any change will remain in place for the duration of the development use. The proposal may require a submission to the Local Pedestrian, Cycling, Traffic Calming and Transport Forum (LPCTCTF) for advice.

The submission must include two plans. One showing the existing kerb side parking restriction signs and stems, the second showing the proposed kerb side parking restriction signs and stems. Both plans must include chainages to all signs and stems from the kerb line of the nearest intersection.

All costs associated with the parking proposal will be borne by the developer.

Note: As parking in the LGA is at a premium, it is recommended that the applicant should approach the Area Traffic Engineer to discuss the proposal before making a submission.

Reason

To require separate consent to be obtained for changes to kerb side parking arrangements.

(28) TRAFFIC WORKS

Any proposals for alterations to the public road, involving traffic and parking arrangements as part of a detailed design application must be designed in accordance with Transport for NSW Technical Directives and City's Sydney

Streets technical specifications. The proposal must be agreed with City's Traffic Operations team and may require a submission to the Local Pedestrian, Cycling, Traffic Calming and Transport Forum (LPCTCTF) for advice.

A Traffic Works Plan is to be prepared and must include:

- (a) Road, parking and traffic arrangements;
- (b) Signs;
- (c) Pedestrian crossings;
- (d) Traffic signals; and
- (e) Any relevant approvals from Transport for NSW.

The Traffic Works Plan is to be submitted to publicdomain@cityofsydney.nsw.gov.au for approval.

Note: Referral to the Local Pedestrian, Cycling, Traffic Calming and Transport Forum (LPCTCTF) may take a few months and it is recommended that the Traffic Works Plan submission is initiated early in the project.

Reason

To ensure all relevant approvals for traffic and parking works are obtained and designed in accordance with relevant requirements.

(29) EXISTING AND PROPOSED EASEMENTS

Any subsequent development application for the detailed design of the building is to provide details of how the various easements and covenants affecting the site are to be treated in the new development. The subsequent development application for the detailed design of the building should show whether these rights and easements are to be maintained, varied or extinguished, and provide details of how this will be achieved.

Reason

To ensure the detailed design of the building appropriately deals with delivers the established sustainability targets.

(30) SUBMISSION OF ELECTRONIC CAD MODELS PRIOR TO COMPETITIVE DESIGN PROCESS

- (a) Prior to the commencement of any competitive design process for the site, an accurate 1:1 electronic CAD model of the envelope approved by this consent must be submitted to and approved by Council's City Model Unit.
- (b) The data required to be submitted within the surveyed location must include and identify:
 - (i) envelope design above in accordance with the development consent;

- (ii) a current two points on the site boundary clearly marked to show their Northing and Easting MGA (Map Grid of Australia) coordinates, which must be based on Established Marks registered in the Department of Lands and Property Information's SCIMS Database with a Horizontal Position Equal to or better than Class C.
- (c) The data is to be submitted as a DGN or DWG file on a Compact Disc. All modelling is to be referenced to the Map Grid of Australia (MGA) spatially located in the Initial Data Extraction file.
- (d) The electronic model must be constructed in accordance with the City's 3D CAD electronic model specification. The specification is available online at <http://www.cityofsydney.nsw.gov.au/development/application-guide/application-process/model-requirements>
- (e) Council's Modelling staff should be consulted prior to creation of the model. The data is to comply with all of the conditions of the Development Consent.

Reason

To ensure an electronic CAD model is submitted prior to the commencement of the competitive design process.

(31) TREES IDENTIFIED FOR REMOVAL

- (a) For the purposes of the competitive design process and subsequent detailed development application, the following trees are identified for removal as identified in the Aboricultural Impact Assessment for 10 Missenden Road Camperdown prepared by Alex Austin for ISPT dated August 2025:

Tree Number	Species	Location
10	<i>Lophostemon confertus</i> (Brush Box)	10 Missenden Road
11	<i>Lophostemon confertus</i> (Brush Box)	10 Missenden Road
12	<i>Corymbia maculata</i> (Spotted Gum)	10 Missenden Road
13	<i>Corymbia maculata</i> (Spotted Gum)	10 Missenden Road

Tree Number	Species	Location
14	<i>Corymbia maculata</i> (Spotted Gum)	10 Missenden Road
15	<i>Eucalyptus punctata</i> (Grey Gum)	10 Missenden Road
16	<i>Corymbia maculata</i> (Spotted Gum)	10 Missenden Road
17	<i>Jacaranda mimosifolia</i> (Jacaranda)	10 Missenden Road
18	<i>Corymbia citriodora</i> (Lemon-scented Gum)	10 Missenden Road
19	<i>Lophostemon confertus</i> (Brush Box)	10 Missenden Road
25	<i>Lophostemon confertus</i> (Brush Box)	10 Missenden Road
27	<i>Syzygium luehmannii</i> (Small-leaved Lilly Pilly)	10 Missenden Road
28	<i>Lophostemon confertus</i> (Brush Box)	10 Missenden Road
29	<i>Lophostemon confertus</i> (Brush Box)	10 Missenden Road
30	<i>Syzygium luehmannii</i> (Small-leaved Lilly Pilly)	10 Missenden Road

- (b) No consent is granted or implied for any tree removal works under this consent. Consent for tree removal must be sought under a subsequent DA for the detailed design of the building.

Reason

To confirm the trees identified for removal for the purposes of the competitive design process.

(32) TREES IDENTIFIED FOR RETENTION

- (a) For the purposes of the competitive design process and subsequent detailed development application, the following trees are identified for retention as identified in the Aboricultural Impact Assessment for 10 Missenden Road Camperdown prepared by Alex Austin for ISPT dated August 2025:

Tree Number	Species	Location
6	<i>Lophostemon confertus</i> (Brush Box)	Missenden Road (Street Tree)
7	<i>Lophostemon confertus</i> (Brush Box)	10 Missenden Road
8	<i>Lophostemon confertus</i> (Brush Box)	10 Missenden Road
9	<i>Lophostemon confertus</i> (Brush Box)	10 Missenden Road
22	<i>Brachychiton acerifolius</i> (Illawarra Flame Tree)	12 Missenden Road
23	<i>Magnolia grandiflora</i> (Bull Bay Magnolia)	12 Missenden Road
24	<i>Lophostemon confertus</i> (Brush Box)	12 Missenden Road
31	<i>Ficus obliqua</i> (Small-leaved Fig)	10 Missenden Road
32	<i>Ficus obliqua</i> (Small-leaved Fig)	10 Missenden Road

Tree Number	Species	Location
33	<i>Washingtonia robusta</i>	10 Missenden Road
34	<i>Washingtonia robusta</i>	10 Missenden Road
35	<i>Angophora costata</i> (Smooth-barked Apple Myrtle)	10 Missenden Road
41	<i>Arbutus unedo</i> (Irish Strawberry Tree)	10 Missenden Road
42	<i>Stenocarpus sinuatus</i> (Fire Wheel Tree)	10 Missenden Road
91	<i>Banksia integrifolia</i> (Coast Banksia)	3B Parramatta Road
92	<i>Waterhousea floribunda</i> (Weeping Lilly Pilly)	3B Parramatta Road
93	<i>Waterhousea floribunda</i> (Weeping Lilly Pilly)	3B Parramatta Road

Reason

To confirm the trees identified for retention for the purposes of the competitive design process.

(33) STREET TREES

- (a) All street trees surrounding the site must be included for retention with any subsequent detailed design development application.
- (b) Any design elements (awnings, street furniture, footpath upgrades etc) within the public domain must ensure appropriate setbacks are provided from the street tree to allow maturity of the tree to be achieved.
- (c) The location of any new driveways shall ensure it does not require the removal of any existing street trees. The driveway shall be

appropriately setback to ensure it does not adversely impact on any existing street trees both below and above ground.

Reason

To ensure the development is appropriately designed to accommodate existing street trees.

(34) UPDATED ARBORICULTURAL IMPACT ASSESSMENT

- (a) An amended Arboricultural Impact Assessment (AIA) is to be provided with any subsequent detailed design application.
- (b) The Arboricultural Impact Assessment must:
 - (i) Be prepared by a qualified Arborist with a minimum Australian Qualification Framework (AQF) of Level 5 in Arboriculture, and
 - (ii) Be written in accordance with the Australian Standard AS 4970 Protection of Street Trees on Development Sites (AS4970)
- (c) The further Arboricultural Impact Assessment report must include:
 - (i) An assessment detailed in a tree schedule / table for each tree surveyed that includes:
 - a. the common and full botanical name
 - b. the age class
 - c. the (estimated) height
 - d. the trunk diameter measured at 1.4 metres height
 - e. the canopy spread to the four cardinal points
 - f. a summary of the trees' health, vigour and structural condition
 - g. an estimation of the trees useful life expectancy using appropriate industry methods
 - h. a list / appendix of plans and documents used to inform the report
 - (ii) An assessment and discussion of the likely impacts the development will have on the trees to be retained. This should include above and below ground constraints on trees that are to be retained.
 - (iii) Impacts from the proposed Remediation Action Plan (RAP) of any trees that are to be retained and provide technical solutions to reduce the impacts to ensure long term tree health.
 - (iv) Any impacts from the proposed landscaping, including the use of Strata Vaults in proximity of trees to be retained, and

recommended appropriate solutions to ensure long term tree health

- (v) Assess and discuss any new or updated plans since its published date.
- (vi) Include encroachment calculations and percentages for each Notional Root Zone.
- (vii) Any excavation beyond the existing footing, exploratory root investigation is required to determine the exact location of existing roots. This shall consist of an 'air knife' / soil vacuum / hand-digging, gently removing the soil to expose the existing tree roots where construction is likely to impact on the tree/s or require root pruning to achieve the proposed development design. An assessment of tree root size, number and condition must be provided (including photos). No roots over 40mm will be permitted for removal.
- (viii) Recommendations of any design modifications to the wall, construction techniques and/or other protection methods required to minimise adverse impact on trees that should be retained during the demolition, excavation and construction works, and into the long term. Note: particular attention must be paid to the existing soil levels, required development levels to integrate to the existing building, and the required tree protection measures.
- (ix) If any design modifications are recommended for the demolition, excavation or construction of the wall (including its footings), updated plans, elevations and/or sections are to be provided reflecting the Arborist's advice.
- (x) Any excavation within the TPZ must be undertaken using non-destructive methods (such as by hand). All new footings within the TPZ of trees to be retained shall be relocated / realigned if any tree root greater than 40mm in diameter. A minimum of 150mm clearance shall be provided between the tree root and footing.
- (xi) Details of the tree protection measures in accordance with AS4970 Protection of trees on development site.
- (xii) A scaled Tree Protection Plan of 1:100 / 1:200, showing the tree protection zones, structural root zones, canopy and incursion within these zones of existing trees.
- (xiii) Details of pruning must be provided (including marked up photos/tree roots). Only minor pruning with a maximum of 10% canopy removal and maximum of 50mm diameter branches / 40mm diameter roots will be permitted by Council. All proposed pruning works must be specified in accordance with Australian Standard 4373 Pruning of Amenity Trees. Note: reports which include photos with a single vertical line as the area recommended for pruning will not be accepted.

- (xiv) Information on the Arborist's involvement during the works is required.
- (xv) Any other works that must be prohibited throughout construction and development on site.
- (xvi) Refer to Council's 'Tree Guidelines for Pruning, Reporting and Using an Arborist' for guidance on information that must be provided in an Arboricultural Impact Assessment Report, including tree pruning specification and exploratory root investigation.

Reason

To ensure that works in the detailed design application affecting trees are carried out in an appropriate manner and in accordance with an arborist's report.

(35) FLOOD PLANNING LEVELS

The detailed development application must demonstrate compliance with flood planning levels in the design of buildings and structures on the site. Floor level entries, including any openings to basement, lift wells and lobbies, must comply with the City's Interim Floodplain Management Policy.

Reason

To ensure the detailed design building complies with the recommended flood planning levels.

(36) PUBLIC DOMAIN LEVELS AND GRADIENTS

An application for Levels and Gradients, including supporting information, must be lodged with the development application for all frontages to the site. The Levels and Gradients approval must be issued prior to the determination of the Stage 2 development application.

The submission is to include cross sections through driveways and building entrances from inside the building to the centreline of the road carriageway. Existing and proposed boundary levels, top of kerb levels and invert of gutter levels are to be clearly shown. Longitudinal sections showing existing and proposed boundary levels, top of kerb levels and invert of gutter levels on the same longitudinal section are also required for each frontage.

The submission is to demonstrate that public domain levels and are in accordance with the City's Public Domain Manual or will be reconstructed, and that proposed floor levels, particularly at building entrances and driveways have taken into consideration finished public domain levels. Any level changes required to satisfy DDA and flood planning requirements are to be resolved within the property boundary.

Reason

To ensure the public domain levels and gradients are approved.

(37) PUBLIC DOMAIN CONCEPT PLAN

A Public Domain Concept Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with the detailed design development application for the site. The plan must show all existing and proposed public domain elements within the surrounding site frontages.

Reason

To ensure public domain works comply with Council's requirements.

(38) STORMWATER AND DRAINAGE

A Stormwater Management Report must be lodged with the detailed design development application. The report is to include:

- (a) calculations and design for the stormwater overland flow path
- (b) the proposed method of collection and disposal of stormwater
- (c) any Sydney Water requirements for onsite detention
- (d) solutions for potential groundwater
- (e) confirmation of compliance with the Section 3.7 of Sydney DCP 2012 and the City's Interim Floodplain Management Policy.

Reason

To ensure the drainage system is constructed in accordance with Council's requirements.

(39) STORMWATER ON-SITE DETENTION

Sydney Water advice as to any requirements for onsite detention must be submitted with the detailed design development application.

Reason

To ensure the requirements of Sydney Water are complied with.

(40) ENCROACHMENTS – PUBLIC WAY

No portion of the proposed detailed design development, structure, gates and doors during opening and closing operations, shall encroach upon Council's footpath area or the footpath area to John Hopkins Drive.

Reason

To ensure there are no obstructions on public footways and paths of travel.

(41) PUBLIC DOMAIN SURVEY

A detailed current Public Domain Survey is to be submitted with a subsequent detailed design application.

Reason

To ensure the preservation of existing survey infrastructure.

(42) STORMWATER QUALITY ASSESSMENT

A Stormwater Quality Assessment must be lodged with the detailed (Stage 2) development application. The report must:

- a) be prepared by a suitably qualified hydraulic engineer with experience in Water Sensitive Urban Design
- b) use modelling from an industry standard water quality model (e.g. MUSIC Model or equivalent)
- c) demonstrate through reports, design plans and calculations, what water sensitive urban design and other drainage measures will be used to ensure that the development will achieve the required post development pollutant loads
- d) include certification from a suitably qualified practicing professional that the requirements of this condition have been met.
- e) The City has adopted MUSIClink for assessing Water Sensitive Urban Design (WSUD) compliance for developments. A certificate and/or report from MUSIClink, which confirms compliance, and the electronic copy of the MUSIC Model must be submitted for review and approval with the stormwater quality assessment report.

Reason

To ensure appropriate stormwater quality on the site.