

28 February 2022

Industry Specific SEARs Request

RE: REQUEST FOR INDUSTRY SPECIFIC SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS – ST GEORGE HOSPITAL STAGE 3 SSD REDEVELOPMENT

This letter provides details to enable the Department of Planning and Environment to issue Industry Specific SEARs (hospitals, medical centres and health research facilities).

Industry-specific SEARs only apply to SSD applications other than those that:

- *Would be designated development but for the Act, section 4.10(2), or*
- *Are partly prohibited by an environmental planning instrument (EPI), or*
- *Are wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5), or*
- *Are a concept development application for State significant development.*

| Industry Specific SEARs qualification | Yes/No |
|--|--------|
| Is the project? | |
| designated development but for the Act, section 4.10(2) | No |
| partly prohibited by an environmental planning instrument (EPI) | No |
| wholly prohibited by an EIP, to the extend permitted by the Act, section 4.38(5) | No |
| a concept development application for State significant development | No |

| Project Details | |
|------------------------|---|
| Project description | <ul style="list-style-type: none"> • 9 Storey Ambulant Care Building (plus 3 levels of basement) within the existing St George Hospital campus, Kogarah. • Stage 3 will deliver an integrated ambulatory care and sub-acute services in a combination of new build and adaptive reuse. • The project will provide: <ul style="list-style-type: none"> – Outpatient, ambulatory and integrated care services. – Pathology specimen collection. – Outpatient Pharmacy – Enhanced Medical Imaging – New day rehabilitation unit. – Rehabilitation inpatient beds – Acquired Brain Injury unit – Sub-acute aged care unit. – Behavioural management unit. – Palliative Care beds – Additional onsite parking – New public forecourt |
| Applicant | Health Administration Corporation |
| Land uses | Health Services Facility (Hospital) |

Project Details

Site location St George Hospital, 16 Kensington Street, Kogarah The relevant lots are shown below.



Aerial photograph of current site conditions

| Lot, DP | Street Address |
|-----------------------------------|-------------------------------|
| Lot 12, DP 800476 | 16 Kensington Street, Kogarah |
| Lot 1, DP 791072 | 28A Gray Street, Kogarah |
| Lot 1-3, 8-9 Section C, DP 976627 | 28-30 Gray Street, Kogarah |
| Lot 4, DP 9719731 | 34 Gray Street, Kogarah |
| Lot 1-2, DP 973811 | 36-40 Gray Street, Kogarah |
| Lot 1, DP 971532 | 36-40 Gray Street, Kogarah |
| Lot 7, DP 1105995 | 3 Short Street, Kogarah |
| Lot 1, Section F, DP 976627 | 16 Kensington Street, Kogarah |
| Lot 1-8, DP 1130879 | 18 Kensington Street, Kogarah |

| | |
|-------------------|---|
| Land ownership | Health Administration Corporation |
| Context | <p>The site is within the existing St George Hospital campus. The location of the proposed Acute Clinical Building currently contains built structures including at-grade car park and buildings belonging to the Hospital.</p> <p>The site is located within the Kogarah town centre and is adjacent to the heritage listed Kogarah Fire Station, several schools and surrounding private ancillary health facilities.</p> |
| Land use zone | SP2 Infrastructure – Health Services Facility |
| Permissibility | As the site is zoned SP2 Infrastructure – Health Services Facility, development for the use of Health Services Facility (hospital) is permissible within this zone. |
| SSD qualification | Development for the purposes of a hospital with a Capital Investment Value of more than \$30 million is state significant development under Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021. The proposed works are estimated to have a CIV exceeding \$30 million, and therefore the development is considered State significant. |
| EPBC Act/BC Act | <p>No EPBC Act approval is required.</p> <p>A BDAR waiver request will be prepared and submitted prior to the submission of the EIS.</p> |

Attachments:

- Project plans: