

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

## Project Details

| Site location                     | <p>St George Hospital, 16 Kensington Street, Kogarah The relevant lots are shown below.</p>  <p><b>Aerial photograph of current site conditions</b></p> <table border="1"> <thead> <tr> <th>Lot, DP</th><th>Street Address</th></tr> </thead> <tbody> <tr> <td>Lot 12, DP 800476</td><td>16 Kensington Street, Kogarah</td></tr> <tr> <td>Lot 1, DP 791072</td><td>28A Gray Street, Kogarah</td></tr> <tr> <td>Lot 1-3, 8-9 Section C, DP 976627</td><td>28-30 Gray Street, Kogarah</td></tr> <tr> <td>Lot 4, DP 9719731</td><td>34 Gray Street, Kogarah</td></tr> <tr> <td>Lot 1-2, DP 973811</td><td>36-40 Gray Street, Kogarah</td></tr> <tr> <td>Lot 1, DP 971532</td><td>36-40 Gray Street, Kogarah</td></tr> <tr> <td>Lot 7, DP 1105995</td><td>3 Short Street, Kogarah</td></tr> <tr> <td>Lot 1, Section F, DP 976627</td><td>16 Kensington Street, Kogarah</td></tr> <tr> <td>Lot 1-8, DP 1130879</td><td>18 Kensington Street, Kogarah</td></tr> </tbody> </table> | 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 |
|-----------------------------------|---|---------|----------------|-------------------|-------------------------------|------------------|--------------------------|-----------------------------------|----------------------------|-------------------|-------------------------|--------------------|----------------------------|------------------|----------------------------|-------------------|-------------------------|-----------------------------|-------------------------------|---------------------|-------------------------------|
| 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: