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Our ref: SSD 5384-2012

Mr Ian Forbes  
Project Director  
St Vincent's & Mater Health Sydney Ltd  
230 Barcom Ave  
DARLINGHURST NSW 2010

Dear Mr Forbes,

**DGRs for the St Vincent's and Mater Health Sydney Darlinghurst Campus Master Plan  
and Stage 1 Works (SSD 5384-2012)**

Please find attached a copy of the Director General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the St Vincent's and Mater Health Sydney Darlinghurst Campus Master Plan and Stage 1 Works. These requirements have been prepared in consultation with relevant government agencies based on the information you have provided to date. I have also attached a copy of the government authorities' comments for your information. Please note that the Director-General may alter these requirements at any time.

If you do not lodge a DA and EIS for the development within 2 years, you must consult further with the Director General in relation to the preparation of the EIS.

Prior to exhibiting the EIS that you submit for the development, the department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

I would appreciate it if you would contact the department at least two weeks before you propose to submit your EIS. This will enable the department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

Your contact officer, Mark Brown, can be contacted on 02 9228 6385 or at [mark.brown@planning.nsw.gov.au](mailto:mark.brown@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

  
Alan Bright  
A/Director  
Metropolitan & Regional Projects South  
as delegate for the Director General

# Director General's Environmental Assessment Requirements

## Section 78A(8A) of the *Environmental Planning and Assessment Act*

<b>Application Number</b>	SSD 5384-2012
<b>Proposal Name</b>	Darlinghurst Campus Capital Master Plan and Stage 1 Works
<b>Location</b>	Victoria Street, Darlinghurst
<b>Applicant</b>	St Vincent's & Mater Health Sydney Ltd
<b>Date of Issue</b>	8 AUGUST 2012
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> <li>• adequate baseline data;</li> <li>• consideration of potential cumulative impacts due to other development in the vicinity; and</li> <li>• measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Statutory and Strategic Context</b> – including: Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011;</li> <li>• State Environmental Planning Policy (Infrastructure) 2007;</li> <li>• State Environmental Planning Policy No. 33 - Hazardous and Offensive Development;</li> <li>• State Environmental Planning Policy No. 55 – Remediation;</li> <li>• South Sydney Local Environmental Plan 1998; and</li> <li>• Draft Sydney Local Environmental Plan 2011.</li> </ul> <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• NSW 2021;</li> <li>• Metropolitan Plan for Sydney 2036;</li> <li>• Draft Sydney City Subregional Strategy; and</li> <li>• Council's Section 94 contribution plan.</li> </ul> <p><b>2. Built Form and Height</b></p> <ul style="list-style-type: none"> <li>• The proponent shall demonstrate how the City of Sydney Council's design excellence and design competition process has been or will be achieved.</li> <li>• Address the height, bulk and scale of the proposed development within the context of the locality including separation to existing buildings on site and adjoining developments. Elevations along all streets showing the relationship between proposed building envelopes, existing buildings and</li> </ul>

the surrounding area should be provided.

- Design quality, with specific consideration of the overall site layout, setbacks, axis, vistas and connectivity, open spaces and edges, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of colours, landscaping, safety by design, public domain and compatibility with surrounding development.
- The provision of recreational spaces for visitors in and around the site should be addressed.

### 3. Ecologically Sustainable Development (ESD)

Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*) will be incorporated in the design, construction and ongoing operation phases of the development.

### 4. Noise and Vibration

Identify the main noise generating sources and activities at all stages of construction, and any noise sources during operation, including the new generator and ventilations system and accumulative impact of all plant and equipment operating simultaneously. Identify residential effected residential premises and outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

*Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA);*
- *Environmental Noise Control Manual (sleep disturbance);*
- *Interim Construction Noise Guideline (DECC); and*
- *Relevant Australian Standards.*

### 5. Transport and Accessibility (Construction and Operation)

- Address the implications of the development on non-car travel modes; the potential for implementing a location-specific sustainable travel plan, and the provision of facilities to increase the non-car mode share for travel to and from the site.
- Provide accurate details of daily vehicle movements including emergency vehicles (if applicable) and assess the impacts of this traffic on the local road network, including any impact on nearby intersections and the need for upgrading or road improvements.
- Detail the existing pedestrian and cycle movements within the vicinity of the site and describe the measures to be implemented to promote sustainable transport and improve access/usage of public transport, pedestrian and bicycle linkages. Address future demand for increased public transport and pedestrian and cycle access.
- Detail the private and public travel and access arrangements during construction and operation of the Stage 1 works.
- Address the parking proposal for the Masterplan and how impacts will be minimised.

*Relevant Policies and Guidelines:*

- *Workplace Travel Planning – [www.pcal.nsw.gov.au](http://www.pcal.nsw.gov.au);*
- *Guide to Traffic Generating Developments (RTA); and*
- *Planning Guidelines for Walking and Cycling.*

### 6. Heritage

- A heritage impact statement and statement of significance of the likely impacts of the proposal on heritage items shall be prepared. Additionally, a conservation management plan shall be prepared for the site to guide the preparation of the master plan.

	<ul style="list-style-type: none"> <li>• Address the impact on the heritage significance of any heritage items and / or conservation areas in accordance with the guidelines in the NSW Heritage Manual and relevant Council LEPs and DCPs. In particular, the impact of the proposed new building envelopes, the proposed bulk and scale, setbacks and new landscaping or built elements on existing heritage items must be considered.</li> <li>• Consideration of the archaeological potential of the area and the potential impact of the proposal on the archaeological significance of the site in accordance with the guidelines of the Heritage Council of NSW.</li> </ul> <p><b>7. Drainage and Stormwater</b> Drainage issues associated with the proposal including stormwater and drainage infrastructure.</p> <p><b>8. Operational Management</b></p> <ul style="list-style-type: none"> <li>• Address noise from plant and equipment; radiation, chemical and biological hazards; emergency and evacuation procedures; lighting and signage associated with the proposed development.</li> <li>• Address how ongoing operation of the hospital services on site will be maintained or appropriately relocated during construction of the development and how the development will be appropriately amalgamated on site.</li> </ul> <p><b>9. Waste</b> Identify the likely waste to be generated during the construction and operation of the development and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</p> <p><b>10. Infrastructure and Utilities</b></p> <ul style="list-style-type: none"> <li>• In consultation with relevant agencies, the proposal shall address the existing capacity and any augmentation requirements of the development for the provision of infrastructure and utilities, and demonstrate that the site can be suitably serviced.</li> <li>• An Integrated Water Management Plan detailing any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.</li> </ul> <p><b>11. Hazards</b></p> <ul style="list-style-type: none"> <li>• A description of the proposed storage, use and management of any hazardous material and measures to be implemented to manage hazards and risks associated with the storage.</li> <li>• Implementation of safety precautions for the storage of equipment and associated radiation hazards related to medical imaging, including x-rays, nuclear scans and radiation oncology.</li> </ul> <p><b>12. Sediment, Erosion and Dust controls (Construction and Excavation)</b></p> <ul style="list-style-type: none"> <li>• Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</li> <li>• <i>Approved methods for the Modelling and Assessment of Air Pollutants in NSW (EPA).</i></li> </ul> <p><b>13. Staging</b> Details regarding the staging of the proposed development</p>
<b>Plans and Documents</b>	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i> . Provide these as part of the EIS rather than as separate documents.

	<p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> <li>• Conceptual envelope drawings;</li> <li>• Site Plan identifying buildings to be demolished and retained;</li> <li>• Stormwater Concept Plan;</li> <li>• Shadow Diagrams;</li> <li>• Construction Management Plan &amp; Traffic Management Plan;</li> <li>• Geotechnical &amp; Structural Report;</li> <li>• 3D perspectives &amp; photomontages of the proposed development;</li> <li>• An Operational Management Plan (addressing servicing requirements including waste management, loading zones and mechanical plant); and</li> <li>• Landscape Plans.</li> </ul>
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• City of Sydney Council;</li> <li>• Transport for NSW</li> <li>• Roads and Maritime Services;</li> <li>• Heritage Council of NSW; and</li> <li>• Sydney Water Corporation.</li> </ul> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided</p>
<b>Further consultation after 2 years</b>	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director General in relation to the preparation of the EIS.</p>
<b>References</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>

ATTACHMENT 1  
Government Authority Responses to Request for Key Issues  
For Information Only

**City of Sydney**

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council@cityofsydney.nsw.gov.au www.cityofsydney.nsw.gov.au



3 August 2012

Our Ref : 2012/231922  
File No : R/2012/10  
Your Ref: SSD 5384-2012

Mr Roy Wong  
NSW Planning & Infrastructure  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Wong

**RE: REQUEST FOR DGR'S FOR STAGED DEVELOPMENT OF THE MASTER PLAN  
AND FIRST STAGE OF CONSTRUCTION FOR ST VINCENTS HOSPITAL,  
DARLINGHURST**

I refer to your letter dated 18 July 2012 seeking the City's input into DGR's for the above site.

I met with representatives of the hospital recently. This meeting was fruitful in terms of starting a worthwhile working relationship with the proponent.

The City understands the needs of the hospital to upgrade their facilities and hopes this can be done with due regard to design excellence, contextual fit and preserving residential amenity.

In terms of the request for DGR's, I offer the following comments:-

- The proponent should follow the City's design excellence and design competition process in order to compare different schemes by different and varying architects. Evidence of how this has (or will) be achieved should be submitted;
- The proposal should be accompanied by clear plans of which buildings are proposed to be retained and which buildings are proposed to be demolished, with justification as to their demolition, including their contribution to the area;
- Given that the Draft LEP 2011 does not prescribe heights and FSR's for the site, the contextual fit of the proposed buildings must be fully explored and justified. The proponent should include street elevations, along all streets, showing the envelope of the proposed buildings in context with existing buildings both on the hospital site and in the wider surrounding area;
- In this regard, the proposed building on the corner of Barcom Avenue and Burton Street appears too high and bulky when viewed in context with the surrounding buildings to the east;

*city of villages*

- The proposal should be accompanied by detailed shadow diagrams, with particular regard to the properties located near the corner of Barcom Avenue and Oxford Street;
- Details regarding the retention of the heritage listed deLacy Building, along with detailed drawings showing the proposed surrounding buildings, curtilage around the item and the contextual relationship, such as how the block fits together and how the street wall height of the new buildings relate to the deLacy Building;
- How the curtilage of the chapel within the park will be preserved in view of the proposed replacement hospice building;
- Traffic issues are to be carefully detailed by suitably qualified consultants. There should be paramics microsimulation modelling of surrounding streets with anticipated traffic generation, which needs to be endorsed by RMS (incorporating background growth factors);
- The traffic issues must include consideration of parking and vehicle access to the site;
- The Masterplan should include works to the public domain such as building forecourts and footpaths, especially where there are important interfaces between the buildings and the streets;
- Details of the street design on Victoria Street, which is owned by Council, should be submitted, with attention to how the surrounding streets and public domain areas work and relate to the buildings and movement of people; and
- All normal contributions required under City of Sydney planning controls should be levied, where applicable.

I suggest that the proponent brief the new Councillors after September, but before the application is lodged.

The City would be happy to work with the proponent to discuss any issues. In this regard you can contact Sandra Fagan, Area Planning Manager on 9246 7653, or by email at [sfagan@cityofsydney.nsw.gov.au](mailto:sfagan@cityofsydney.nsw.gov.au).

Yours sincerely,



**Graham Jahn AM**  
**Director**  
City Planning | Development | Transport

cc: Alice DeSilva, St Vincents and Mater Health Sydney



Contact: Gary Estcourt  
Phone: (02) 9873 8562  
Fax: (02) 9873 8599  
Email: [Gary.estcourt@heritage.nsw.gov.au](mailto:Gary.estcourt@heritage.nsw.gov.au)  
File: 12/12635  
Our Ref: A978639  
Your Ref: SSD 5384-2012

Department of Planning  
Metropolitan and Regional Projects  
GPO Box 39  
SYDNEY NSW 2001

Attention: Roy Wong

Dear Mr Wong

**STATE SIGNIFICANT DEVELOPMENT – REDEVELOPMENT OF THE ST VINCENT'S DARLINGHURST CAMPUS SSD 5384-2012 – REQUEST FOR DIRECTOR-GENERAL'S REQUIREMENTS FOR ENVIRONMENTAL ASSESSMENT**

I refer to your letter requesting information regarding the NSW Heritage Council's requirements in relation to the proposed redevelopment of the St Vincent's Darlinghurst campus pursuant to Part 4 of the *Environmental Planning and Assessment Act, 1979* (as amended). The proposal consists, in part, of the following:

- A master plan to provide approximately 67,700 square metres of new floor space over a 10-20 year period;
- Building envelopes for new buildings with detailed design and construction requirements being submitted for approval at subsequent stages; and
- Approval for Stage 1 consisting of the extension of the existing underground carpark in front of the Aikenhead Building

Section 5.2 specifically deals with Cultural Heritage issues identifying the heritage items surrounding the proposed development and some general principles to ensure that the heritage of the site is respected during the development.

Specifically in terms of cultural heritage it is noted that *the risks to the heritage values of the SV&MHS buildings and the surrounding area are considered to be low. The EIS will be accompanied by a Heritage Impact Statement and a CMP for the campus.*

The key issues that have been identified by the proponent are adequate and provide a logical basis for the environmental assessments that are proposed for the next stage of the development process. The proponent should be advised that CMP for the site should be complete prior to any assessment of this application being undertaken.

It is advised that the environmental assessment should address the following issues:

- The heritage significance of the site and any impacts the development may have upon this significance should be assessed. This assessment should include natural areas and places of Aboriginal, historic or archaeological significance. It should also include a consideration of wider heritage impacts in the area surrounding the site;
- The Heritage Council maintains the State Heritage Inventory which lists some items protected under the *Heritage Act, 1977* (e.g. listed on the NSW State Heritage Register) and other statutory



instruments. This register can be accessed through the Heritage Office home page on the internet (<http://www.heritage.nsw.gov.au>);

- It should be noted that the legal standing of items listed on the State Heritage Register can also be provided by applying for a section 167 Certificate through the Heritage Branch home page;
- You should consult lists maintained by the Office of Environment & Heritage, the National Trust of Australia (NSW), the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999* and the local council in order to identify any identified items of heritage significance in the area affected by the proposal. Please be aware, however, that these lists are constantly evolving and that items with potential heritage significance may not yet be listed;
- Non-Aboriginal heritage items within the area affected by the proposal should be identified by field survey. This should include any buildings, works, relics (including relics underwater), gardens, landscapes, views, trees or places of non-Aboriginal heritage significance. A statement of significance and an assessment of the impact of the proposal on the heritage significance of these items should be undertaken. Any policies/measures to conserve their heritage significance should be identified. This assessment should be undertaken in accordance with the guidelines in the NSW Heritage Manual. The field survey and assessment should be undertaken by a qualified practitioner/consultant with historic sites experience. The Branch's website [http://www.heritage.nsw.gov.au/13\\_subnav\\_07.cfm](http://www.heritage.nsw.gov.au/13_subnav_07.cfm) can provide lists of suitable consultants;
- The proposal should have regard to any impacts on places, items or relics of significance to Aboriginal people. Where it is likely that the project will impact on Aboriginal heritage, adequate community consultation should take place regarding the assessment of significance, likely impacts and management/mitigation measures. For guidelines regarding the assessment of Aboriginal sites, please contact the Environmental Protection & Regulation Group of the Office of Environment & Heritage;
- The relics provisions in the Heritage Act require an excavation permit to be obtained from the Heritage Council, or an exception to be endorsed by the Heritage Council, prior to commencement of works if disturbance to a site with known or potential archaeological relics is proposed. Where possible refer to archaeological zoning plans or archaeological management plans held by Local Councils. If any unexpected archaeological relics are uncovered during the course of work excavation should cease and an excavation permit, or an exception notification endorsement, obtained;

Additionally it would be advisable to ensure that the requirement to complete a CMP for the site is incorporate into any DGRS issued for this proposal.

The Heritage Branch would be happy to review any further documentation that may address any likely heritage impacts. If you have any further enquiries regarding this matter, please contact Gary Estcourt at the Heritage Branch on (02) 9873 8562.

Yours sincerely

02/08/2012

**Vincent Sicari**  
Manager  
Conservation Team  
Office of Environment and Heritage  
**AS DELEGATE OF THE NSW HERITAGE COUNCIL**

**Roy Wong - Staged development of St Vincents and Mater Health Darlinghurst Campus (SSD 5384-2012)**

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**From:** "Nunnerley, Sally" <Sally.Nunnerley@transport.nsw.gov.au>  
**To:** "roy.wong@planning.nsw.gov.au" <roy.wong@planning.nsw.gov.au>  
**Date:** 8/7/2012 3:08 PM  
**Subject:** Staged development of St Vincents and Mater Health Darlinghurst Campus (SSD 5384-2012)  
**CC:** "Ozinga, Mark" <Mark.Ozinga@transport.nsw.gov.au>

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Thank you for your request to provide input into the Director General requirements for the Staged development of St Vincent's and Mater Health Darlinghurst Campus (SSD 5384-2012). TfNSW has reviewed the application and draft Director General's requirements and provides the following general comments:

- Travel Demand Management (TDM) needs to be a core part of the Masterplan, given the constraints of the site with respect to traffic and Parking. As acknowledged by the proponent, the site is highly constrained with respect to traffic and parking. However, accessibility for employees and visitors is excellent due to the close proximity to the Oxford Street bus corridor.
- As well as the additional 92 spaces proposed as part of Stage 1 additional parking will be provided in subsequent stages. The quantum of additional spaces, their proposed use and allocation across the campus is not specified.
- The traffic and access impacts of the Stage 1 works need to be acknowledged as a key risk. It is not indicated whether the construction of the Stage 1 - additional parking will impact on the operation of the existing car park, short stay or pedestrian access, and how these impacts will be managed. Given the constraints of the site these impacts may be significant.

In line with the above TfNSW requests that the following additional requirements included under Item 6- Transport and Accessibility (Construction and Operation):

- Provide detailed assessment of the current and likely future car parking demands, to provide justification for the quanta of parking proposed.
- Discuss the benefits and impacts of the proposal on public transport services within the vicinity of the site, with consideration of existing public transport arrangements, ability of the proposal to use available capacity on public transport services, and implications on public transport service planning requirements.
- Identify any construction impacts on public transport services, with information on the anticipated level of impact and proposed mitigation measures.

If you have any questions please do not hesitate to contact me.

Regards'

Sally

Sally Nunnerley  
Senior Transport Planner | Planning and Programs  
Transport for NSW

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