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Request for Secretary's Environmental Assessment Requirements for State Significant Development



North Shore Private Hospital

Prepared for Dexus Projects Pty Ltd

March 2016

Table of contents

1	Introduction	5
1.1	The site and locality	5
1.2	Project overview	9
2	The Project.....	10
2.1	Development description	10
3	Strategic Planning Framework.....	12
3.1	Relevant legislation.....	12
3.1.1	Environmental Planning and Assessment Act 1979	12
3.1.2	Other Legislation	12
3.2	Key Strategic Plans	13
3.2.1	NSW Making it Happen.....	13
3.2.2	A Plan for Growing Sydney	13
3.2.3	Willoughby City Strategy 2013-2029	14
3.3	Environmental Planning Instruments	15
3.3.1	State Environmental Planning Policy [State and Regional Development] 2011	15
3.3.2	State Environmental Planning Policy [Infrastructure] 2007	16
3.3.3	SEPP No 55 – Remediation of Land	16
3.3.4	Willoughby Local Environmental Plan 2012	16
3.3.5	Willoughby Development Control Plan	17
4	Potential Environmental Issues	18
4.1	Built form	18
4.2	Traffic and parking	18
4.3	Heritage	19
4.3.1	Aboriginal heritage	19
4.3.2	European heritage	19
4.4	Ecology.....	19
4.5	Contamination	19
4.6	Infrastructure and servicing.....	19
4.7	Construction issues	19
5	Conclusion	21

Figures

Figure 1	Site Location Plan
Figure 2	Site Plan
Figure 3	View looking south-east across site from Reserve Road
Figure 4	View looking along Westbourne Street, with Kolling Institute to the south of the site
Figure 5	Indicative Hospital Site Plan
Figure 6	Indicative hospital perspective from intersection of Reserve Road and Westbourne Street
Figure 7	Zoning Map Extract

Tables

Table 1	Project Overview
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Attachments

Attachment 1	Quantity Surveyors Report
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1 Introduction

The purpose of this report is to provide a preliminary environmental assessment of the proposed new North Shore Private Hospital in support of a request for Secretary's Environmental Assessment Requirements (SEARs).

The proposal involves the construction of a private hospital at the corner of Reserve Road and Westbourne Street, St Leonards. The proposed hospital comprises 128 beds, operating theatres, emergency department, associated medical support services and may include accommodation for hospital workers and visitors. It also includes a pedestrian bridge over Reserve Road linking to the existing North Shore Private Hospital. The proposal has a capital investment value of approximately \$80 million.

The site is located in a focal position relative to the specialised health precinct of the Royal North Shore Hospital, with the North Shore Private Hospital situated to the immediate west of the site and the Kolling Institute of Medical Research situated to the immediate south of the site. It is therefore consistent with the relevant strategic objectives of *A Plan for Growing Sydney* seeking to provide capacity for additional mixed use development in St Leonards and to support health related infrastructure and land uses around Royal North Shore Hospital. The proposal also provides an immediate opportunity to contribute to the urban renewal of St Leonards, as envisaged in *A Plan for Growing Sydney*, through the provision of complementary land uses, increased employment capacity and a superior built form outcome to the current development on the site.

The proposal comprises State significant development (SSD) under the provisions of the *State Environmental Planning Policy [State and Regional Development] 2011* [SRD SEPP] as it is development that has a capital investment value of more than \$30 million for the purpose of a hospital.

The proposal is partly prohibited and partly permissible under the Willoughby Local Environmental Plan 2012. A Planning Proposal to rezone the site from IN1 to B4 Mixed Use, in which the hospital is permissible, was lodged with Willoughby City Council in December 2015.

Section 89E(5) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) enables an application for SSD that is wholly or partly prohibited to be considered in accordance with a concurrent planning proposal that would make the development permissible.

Accordingly, it is requested that the Department of Planning and Environment (DP&E) issue SEARs for the proposal under section 78[8A] of the EP&A Act and Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* [EPAR] to enable the preparation of an Environmental Impact Statement [EIS] for the project.

1.1 The site and locality

The site is located on the corner of Reserve Road and Westbourne Street, St Leonards, in the Willoughby LGA.

The site has an area of approximately 6,000 m² and is part of a larger 2.6 hectare site, known as 12 Frederick Street, St Leonards, and legally described as Lot 1 in DP 591747. Lot 1 in DP 59174 is bounded by Frederick Street to the north, Reserve Road to the west, Westbourne Street to the south and mixed warehousing and related development to the east. Refer to Figures 1 and 2 below.

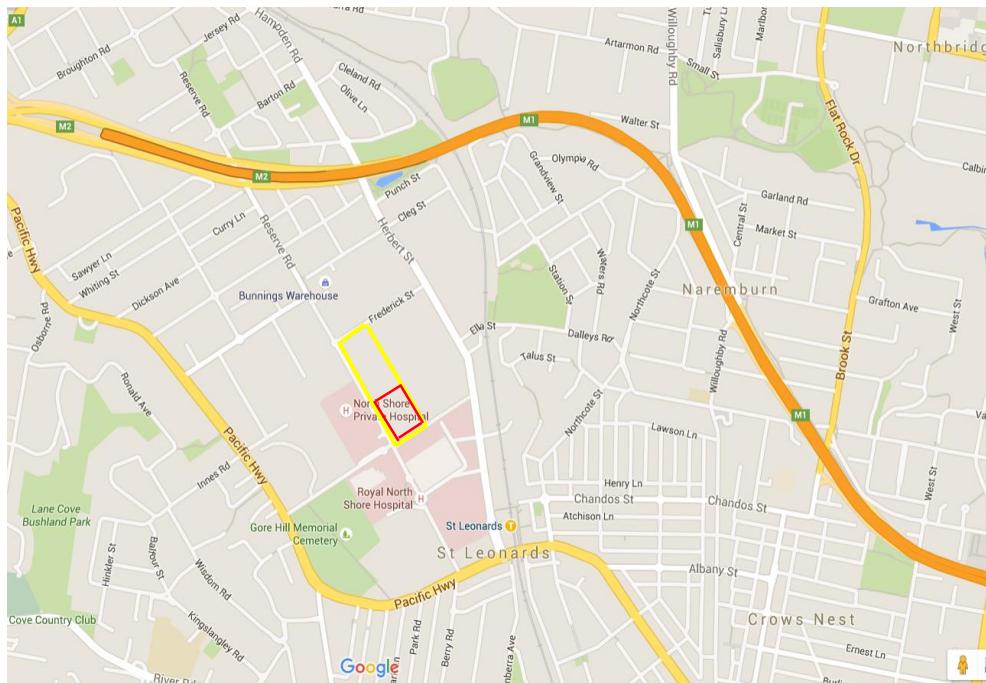


Figure 1: Location Plan with Lot 1 DP 591747 shown in yellow outline and site of the proposed North Shore Private Hospital shown in red outline [Source: Google Maps]



Figure 2: Site Plan with Lot 1 DP 591747 shown in yellow outline and site of the proposed North Shore Private Hospital shown in red outline [Source: Six Maps]

Lot 1 in DP 591747 is currently occupied by mixed warehousing, office and recreational uses in buildings ranging in height from 2 to 4 storeys. The southern part of the site, where the subject proposal is located, is partially occupied by these buildings which are setback from Reserve Road and Westbourne Street due to the significant difference in level from Reserve Road. This part of the site contains a cleared, flat area at the corner of Reserve Road and Westbourne Street, with a steep partially vegetated embankment which falls to the north-east. This vegetated embankment continues east along Westbourne Street. The vegetation consists mainly of native regrowth and exotic species, with some areas of significant weed infestation, and mature trees along the Westbourne Street frontage. Refer to Figure 2 above and Figure 3 below.



Figure 3: View looking south-east across site from Reserve Road

The site is located approximately 330 m to the north-west of St Leonards railway station, within the broader St Leonards/Artarmon employment area. The uses and character of this area continue to evolve such that there is a clear delineation between the more traditional industrial type uses to the north and more business and knowledge economy related uses in the south, where the subject site is located.

Development to the immediate north of the site includes large-format retail, including the Home HQ retail centre and a Bunnings Warehouse store. To the immediate south of the site is the Kolling Institute of Medical Research and other facilities which are part of the Royal North Shore Hospital (see Figure 4 below). To the east of the site is mixed warehousing and related development, with the North Shore Private Hospital and car park located to the west of the site across Reserve Road. These sections of Westbourne Street and Reserve Road with frontage to the site are owned by Health Administration

Corporation (HAC) and are described as Lot 210 in DP 1172133. The proposal includes a pedestrian bridge across Reserve Road.



Figure 4: View looking along Westbourne Street, with Kolling Institute to the south of the site

1.2 Project overview

Address	12 Frederick Street, St Leonards
Property Description	• Lot 1 in DP 591747 • Reserve Road - Lot 210 in DP 1172133
Ownership	Dexus Property
LGA	Willoughby
Zoning	• Lot 1 in DP 591747 - IN1 General Industrial • Reserve Road (Lot 210 in DP 1172133) - SP2 Infrastructure (Hospital)
Permissibility	• Proposal is prohibited in the IN1 zone and permissible with consent in the SP2 Infrastructure (Hospital) zone. • A Planning Proposal to rezone Lot 1 DP 591747 from IN1 General Industrial to B4 Mixed Use was lodged with Willoughby City Council on 15 December 2015. The proposed hospital would be permissible in the B4 zone.
Project	• New 128 bed private hospital up to 6 storeys in height. • The new hospital would be linked to the existing North Shore Private Hospital by a new pedestrian bridge over Reserve Road. • Demolition of existing building and structures on the site.
Capital Investment Value	Approximately \$80 million (Quantity Surveyor report attached)
Employment [estimates]	• Construction: up to 500 workers • Operation: Approximately 166 FTE positions

Table 1: Project overview

2 The Project

2.1 Development description

The project involves the construction of a new private hospital comprising the following:

- 128 inpatient beds
- Operating theatres
- Emergency department
- Support services including:
 - Medical records
 - Administration
 - Central Stores
 - Linen Services
 - Waste Management
 - Housekeeping
- Bridge link to the existing North Shore Private Hospital
- Capacity for a Radiology / Diagnostic Imaging Centre
- Specialist medical consulting suites
- Capacity for retail tenancies

The building would have a height up to 6 stories, comprising a tower form set back from a 2 storey podium over 3 levels of lower ground level car parking with approximately 210 - 220 car spaces and basement loading dock.

A pedestrian bridge over Reserve Road from Level 1 of the podium, would link the facility to the existing North Shore Private Hospital. This would enable direct access between the proposed and existing private hospitals enabling the transfer of patients between buildings for treatment. The facilities will be integrated to ensure efficient streaming of medical and surgical patients.

The development may also incorporate accommodation for staff and visitors, potentially located in a separate building/s on the larger site at 12 Frederick Street, St Leonards. The inclusion of this component in the proposal is subject to on-going consideration and detailed design.

Landscaping and tree planting would be provided along Westbourne Street and Reserve Road.

Existing buildings on the site would be demolished as part of the proposal.

The project will provide the following key benefits:

- Improved access to private emergency and medical and surgical services within the area;
- Improved options for general practitioners to refer private patients to a local private facility; and
- Reduced waiting times for patients who require emergency care, providing an improvement to the timing of acute and sub-acute emergency services in the region, through the provision of more emergency services.

An indicative site plan and indicative perspective are provided in Figures 5 and 6 below.

NORTH SHORE PRIVATE HOSPITAL EAST TOWER

Dan Keary Urban Planning Pty Ltd

3 Strategic Planning Framework

3.1 Relevant legislation

3.1.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning & Assessment Act 1979* [EP&A Act] provides the statutory framework for planning in NSW. Section 89C of the EP&A Act enables certain developments to be declared *State significant development* (SSD) by means of a State Environmental Planning Policy [SEPP] or by order of the Minister for Planning.

The project falls within the requirements of under Schedule 1, clause 14 of the SEPP (State and Regional Development) 2011 as it is development that has a capital investment value of more than \$30 million for the purpose of a hospital and is therefore SSD.

The Minister for Planning is the consent authority for SSD. Section 89E(2) of the EP&A Act provides that consent cannot be granted for development that is wholly prohibited by an environmental planning instrument. However, section 89E(3) provides that consent can be granted for SSD that is partly prohibited.

Whilst the proposal is prohibited in the IN1 zone, the proposed pedestrian bridge across Reserve Road is permissible.

A Planning Proposal to rezone the site from IN1 to B4 Mixed Use, in which the hospital is permissible, was lodged with Willoughby City Council in December 2015 (see Section 3.3.4 below).

Section 89E(5) of the EP&A Act states that:

"A development application in respect of State significant development that is wholly or partly prohibited may be considered in accordance with Division 4B of Part 3 in conjunction with a proposed environmental planning instrument to permit the carrying out of the development."

Section 89E(5) therefore enables an application for the proposal to be progressed as SSD, despite it being partially prohibited.

On this basis, this report requests the issue of the SEARs for the project under section 78[8A] of the EP&A Act and Clause 3 of Schedule 2 of the EPAR.

The Minister [or the Minister's delegate] is required to take into consideration the matters listed under section 79C of the EP&A Act when determining the development application.

3.1.2 Other Legislation

The proposal will be consistent with the following where relevant:

- *Private Health Facilities Act 2007*
- *Local Government Act 1993*
- *Roads Act 1993*
- *Protection of the Environment Operations Act 1997*

3.2 Key Strategic Plans

3.2.1 NSW Making it Happen

NSW Making it Happen sets out the NSW Premier's priorities to grow the economy, deliver infrastructure, and improve health, education and other services across NSW. It outlines the Government's program of investing \$68.6 billion over 4 years in transport, roads, schools, hospitals and renewed sports and cultural infrastructure.

Although *NSW Making it Happen* relates to investment in public infrastructure and services, the provision of the proposed new private hospital will enhance medical services provision in the Sydney metropolitan area and contribute to the achievement of key NSW Government priorities such as encouraging business investment, creating jobs, cutting waiting times for planned surgeries, and improving access to hospital emergency departments.

3.2.2 A Plan for Growing Sydney

A Plan for Growing Sydney sets out the NSW Government's vision for Sydney to be "a strong global city, a great place to live" and includes a number of supporting goals and directions. The Plan's key goals are:

1. A competitive economy with world-class services and transport.
2. A city of housing choice with homes that meet our needs and lifestyle.
3. A great place to live with communities that are strong, healthy and well-connected.
4. A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

There are a number of Directions under Goal 1 that are of particular relevance to the proposal, including:

Direction 1.6: Expand the global economic corridor

This Direction is aimed at growing high-skilled jobs and mixed use activities in the Global Economic Corridor, which extends from Macquarie Park through the Sydney CBD to Port Botany and Sydney Airport.

The site is located within the Global Economic Corridor and the proposal supports this direction through the provision of additional employment opportunities, including high-skilled jobs, and the capacity for additional mixed-use development that complements and strengthens the specialised health functions of St Leonards.

Direction 1.7: Grow strategic centres – providing more jobs closer to home

St Leonards is identified as one of Sydney's strategic centres under this Direction. Strategic centres are defined as "*areas of intense, mixed economic and social activity that are built around the transport network and feature major public investment in services such as hospitals and education and sports facilities.*"

This Direction seeks to focus employment growth in strategic centres in order to improve access to jobs and services, including health centres and hospitals. The subject proposal is consistent with this Direction through the provision of additional employment opportunities and health services in a strategic centre which is well located in relation to major transport infrastructure (i.e., St Leonards Railway Station).

The proposal also provides the opportunity to make a significant contribution to the urban renewal of the St Leonards centre. It will provide for an improved urban design outcome and a greater mix of land uses on the site, consistent with the desired character of St Leonards, all within walking distances of St Leonards Railway Station.

Direction 1.9: Support priority economic sectors

This Direction seeks to support the growth of industry clusters in cost-effective locations, with a focus on a number of priority industries, including professional services.

The proposal seeks to grow the provision of professional (medical) services in a strategic centre already recognised as having a specialised health function around Royal North Shore Hospital.

Direction 1.9 also recognises that the growth of priority industries may result in proposals to rezone industrial land and sets out a process for evidence-based decisions on such rezonings, including assessment against the *Industrial Lands Strategic Assessment*. As noted in Sections 3.1.1 and 3.3.4, a planning proposal to rezone the subject site from IN1 General Industrial to B4 Mixed Use has been lodged with Willoughby City Council. This planning proposal fully considers Direction 1.9 and includes an assessment against the *Industrial Lands Strategic Assessment*.

Direction 1.10: Plan for education and health services to meet Sydney's growing needs

This Direction aims to support the provision of health and education services to cater for Sydney's growing and changing population. It includes specific actions relating to the growth of health services including:

- Action 1.10.2: Support the growth of complementary health and tertiary education activities in strategic centres.
- Action 1.10.3: Plan for expansion of health facilities to service Sydney's growing population.

The proposal supports this direction and these actions through the provision of a substantial new hospital facilities which complements the existing health services of St Leonards and provides expanded health services provision for Sydney's growing population.

The Plan also identifies the following priorities for the St Leonards strategic centre, which are relevance to and clearly supported by the proposal:

- Work with council to provide capacity for additional mixed-use development in St Leonards including offices, health, retail, services and housing.
- Support health-related land uses and infrastructure around Royal North Shore Hospital.

3.2.3 Willoughby City Strategy 2013-2029

The Willoughby City Strategy is the Council's community strategic plan, a long term vision and plan for the future of the City to help guide decision making and planning until 2029.

The City Strategy specifically notes that St Leonard's business district adjunct to the Royal North Shore Hospital and North Sydney TAFE precinct is a major employment, health and education centre. The new facilities at the Royal North Shore Hospital have created a modern regional hospital with associated infrastructure.

It also includes a goal [5.1.1(e)] to implement St Leonards Strategy as a specialist centre for health and education with neighbouring councils.

The proposal will therefore support this goal by reinforcing the specialist health functions of the St Leonards centre.

3.3 Environmental Planning Instruments

3.3.1 State Environmental Planning Policy [State and Regional Development] 2011

The *State Environmental Planning Policy [State and Regional Development] 2011* [SRD SEPP] declares certain types of development and infrastructure to be of State and regional significance.

Clause 8 of SRD SEPP declares a development to be State Significant Development where a development is not permitted without consent and is listed in Schedule 1 or 2 of the SRD SEPP. Schedule 1 of the SRD SEPP includes:

14 Hospitals, medical centres and health research facilities

Development that has a capital investment value of more than \$30 million for any of the following purposes:

- (a) hospitals,
- (b) medical centres,
- (c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).

The proposed development has a capital investment value of over \$30 million and is development for the purposes of a hospital, as defined in the *Standard Instrument – Principal Local Environmental Plan*¹, and therefore meets the above criteria for State significant development.

As noted in Section 3.1.1 above, section 89E(3) of the EP&A Act provides that consent can be granted for SSD that is partly prohibited. Further, section 89E(5) of the EP&A Act provides that a DA for SSD that is wholly or partly prohibited may be considered in accordance with a concurrent planning proposal that would make the development permissible. A Planning Proposal to rezone the site from IN1 to B4 Mixed Use, in which the hospital is permissible, was lodged with Willoughby City Council in December 2015 (see Section 3.3.4 below).

Section 89E(5) therefore enables an application for the proposal to be progressed as SSD, despite it being partially prohibited.

¹ Under the *Standard Instrument – Principal Local Environmental Plan* **hospital** means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops, kiosks, restaurants or cafes or take away food and drink premises,
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries.

3.3.2 State Environmental Planning Policy [Infrastructure] 2007

Clause 104 of the *State Environmental Planning Policy [Infrastructure] 2007* [ISEPP] requires that development applications for certain traffic generating development, as set out in Schedule 3 of the policy, be referred to the Roads and Maritime Services [RMS] and that any submission from the RMS be considered prior to the determination of the application.

The proposal does not meet the criteria for hospitals outlined in Schedule 3 of the ISEPP in terms of number of beds and access to a classified road. However, it is understood that DPE will still refer the future DA for the hospital to the RMS for comment.

3.3.3 SEPP No 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land [SEPP 55] applies to the State and states that where a development application is made concerning land that is contaminated, the consent authority must not grant consent unless:

- [a] *it has considered whether the land is contaminated, and*
- [b] *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state [or will be suitable, after remediation] for the purpose for which the development is proposed to be carried out, and*
- [c] *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Relevant site investigations will be undertaken as part of the preparation of the EIS in accordance with SEPP 55 and the *Managing Land Contamination – Planning Guidelines SEPP 55 Remediation of Land*.

3.3.4 Willoughby Local Environmental Plan 2012

The proposed hospital is located on land zoned IN1 General Industrial and the proposed pedestrian bridge is located on land zoned SP2 Infrastructure (Hospital) under Willoughby Local Environmental Plan 2012 (WLEP 2012), as shown in the Zoning Map extract in Figure 7 over page.

Hospitals are prohibited in the IN1 zone and permissible with consent in the SP2 zone.

A Planning Proposal to rezone Lot 1 DP 591747 from IN1 site to B4 Mixed Use was lodged with Willoughby City Council on 15 December 2015. The B4 zone provides for a broad range of land uses generally adjacent to major centres. Hospitals are permitted with consent in the B4 zone.

The Planning Proposal includes a range of indicative land uses under the proposed B4 zoning, including:

- A health facility on the southern part of the site (the private hospital now subject to this request for SEARs);
- A Direct Factory Outlet retail centre on the northern part of the site; and
- Two commercial office/serviced apartment buildings located above the retail centre. (As noted in Section 2.1, the proposed development may, subject to on-going consideration and detailed design, incorporate accommodation for staff and visitors, potentially located in a separate building/s on the larger site at 12 Frederick Street, St Leonards.)

The B4 zone would also enable the majority of existing land uses on the site to continue as permissible uses.

The Planning Proposal also seeks to increase the maximum allowable floor space ratio (FSR) on the site to 3:1. Currently, the maximum allowable FSR on the site is 1:1. Clause 4.4A of the LEP allows this to be increased to 1.5:1 if the site area is greater than 1,000 m² and the site coverage does not exceed 45% of the site area.

It is understood that the Planning Proposal will be considered by Council in mid-March 2016.

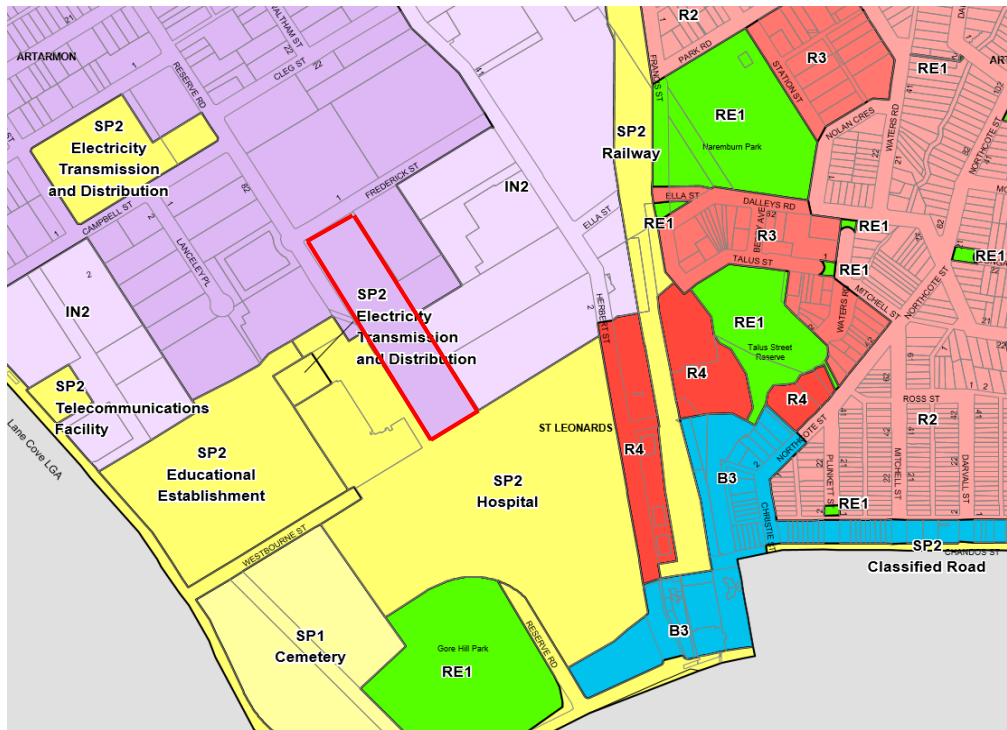


Figure 7: Zoning Map extract with site subject to current Planning Proposal shown in red outline (Source: WLEP 2012)

3.3.5 Willoughby Development Control Plan

The *Willoughby Development Control Plan 2006* applies to all land in the Willoughby LGA and provides more detailed development provisions intended to supplement relevant LEPs and SEPPs.

Whilst DCPs do not apply to State significant development [clause 11(a) of the State and Regional Development SEPP], relevant provisions applying to the proposed B4 Mixed Use zoning for the site will still be considered in the EIS.

4 Potential Environmental Issues

4.1 Built form

The new hospital building would have a height up to 6 storeys in height, comprising a tower form set back from a podium over 3 levels of lower ground level car parking and basement loading dock.

The building would be elevated above existing ground level on the site in order that its ground level would be built to the level of Westbourne Street and Reserve Road. This overcomes the existing situation on the site whereby existing development is set significantly below street level, and therefore has no physical interface or integration with Westbourne Street and Reserve Road. Accordingly, it will result in a superior built form outcome that is more consistent with the broader Royal North Shore Hospital precinct and will provide the opportunity to activate the site's street frontages.

The indicative 6 storey building height comprises a 4 storey tower above a 2 storey podium. This is significantly smaller than the 11 storey Kolling Institute to the immediate north of the site and would provide a suitable transition in scale from the Kolling Institute to the lower scale 2 - 3 storey development to the north of the site.

The tower will also be set back from the podium, which will reduce the bulk and scale of the building when viewed along both streets and, in the case of Westbourne St, will provide increased separation from the Kolling Institute which has a zero setback on all levels.

The proposed pedestrian bridge above Reserve Road would link Level 1 of the new hospital to the existing Royal North Shore Private Hospital. The pedestrian bridge will be designed to be architecturally integrated with the new building in terms of materials and finishes. The structure would be in keeping with the dense urban character of the locality which is defined by large-scale institutional buildings and similar to the existing pedestrian bridge across Herbert Street which connects the hospital precinct to St Leonards Railway Station. Although there are limited long distance district views north along Reserve Road, these are not considered to be significant views and therefore the proposed pedestrian bridge is unlikely to have any impacts in this regard.

The EIS will address the built form and visual impacts of the proposal in detail.

4.2 Traffic and parking

The proposal involves the construction of 3 levels of lower ground level car parking with approximately 210 - 220 car spaces and basement loading dock.

A vehicle drop-off access is proposed for the hospital's main entrance on Westbourne Street, while access to the car park and loading dock would be from a new access point on Westbourne Street along the eastern boundary of the site.

Ambulance access to the emergency department would be from Reserve Road.

The site is very well located in relation to public transport services, including the St Leonards Railway Station and high frequency bus services along the Pacific Highway which provide connections to Lane Cove, Chatswood, Macquarie Centre, North Sydney and the Sydney CBD.

The EIS will include a detailed traffic study of proposed car parking and access arrangements, projected traffic generation rates and likely level of impact on the surrounding arterial and local network.

4.3 Heritage

4.3.1 Aboriginal heritage

A basic search of the Aboriginal Heritage Information Management System [AHIMS] database undertaken for the site indicates that no Aboriginal sites or places have been recorded in or near the site.

As part of the EIS, further archaeological investigations will be undertaken of any Aboriginal heritage items located on the site and to identify proposed avoidance and mitigation measures in accordance with the *National Parks and Wildlife Act 1974* and relevant Aboriginal cultural heritage guidelines.

4.3.2 European heritage

There are no identified items of State or local heritage value on the site. A local heritage item (I1), an industrial building and related surviving industrial elements, is located to the north of the site at 1 Frederick Street, St Leonards. This item has been adaptively reused as the Home HQ large-format retail centre and, given its distance from the site, no impacts on this building as a result of the proposal are expected.

4.4 Ecology

As outlined in Section 1.1, the site contains some vegetation consisting mainly of native regrowth and exotic species, with some areas of significant weed infestation, and more mature trees along the Westbourne Street frontage.

It is anticipated that this vegetation is not of any ecological value or habitat significance and relevant investigations will be undertaken as part of the EIS to confirm this.

4.5 Contamination

As outlined in Section 3.3.3, relevant investigations will be undertaken in accordance with SEPP 55 and the *Managing Land Contamination – Planning Guidelines SEPP 55 Remediation of Land*.

4.6 Infrastructure and servicing

The site is adequately serviced with potable water, sewer, stormwater, electricity and telecommunications services. Consultation will be undertaken with all relevant service providers in relation to any required capacity augmentation of existing services to the stadium.

4.7 Construction issues

The demolition of existing structures on the site and the construction of the proposed hospital will have a number of potential environmental impacts, including:

- Traffic – truck and other vehicle movements associated with the transportation of workers, machinery and equipment and waste.
- Air quality – generation of dust and other particulates from the demolition of buildings and associated earthworks.
- Noise and vibration – noise and vibration associated with the use of machinery and equipment for demolition, construction and associated earthworks.
- Waste – generation of building material and other waste and the need for appropriate disposal.

- Stormwater and water quality – potential runoff and sedimentation associated with demolition and construction activity.

The EIS will clearly identify all such potential impacts as well as documenting proposed mitigation and management strategies in a draft Demolition and Construction Management Plan.

5 Conclusion

This request for SEARs provides a description of the proposed North Shore Private Hospital, an overview of relevant strategic and statutory planning provisions and an outline of potential environmental issues.

All potential environmental impacts of the proposal, both at the construction and operation stage, will be comprehensively addressed in the EIS, in accordance with relevant legislation, guidelines and the SEARs.

This report requests that the proposed hospital be assessed as SSD under the provisions of the SRD SEPP and that DP&E issue the SEARs under section 78[8A] of the EP&A Act and Clause 3 of Schedule 2 of *the Environmental Planning and Assessment Regulation 2000* [EPAR] to enable the preparation of an EIS for the project.

ATTACHMENT 1 – QUANTITY SURVEYORS REPORT