



RS/JH
14653
5 April 2016

Ms Carolyn McNally
Secretary
Department of Planning and Environment
22-33 Bridge Street
SYDNEY NSW 2000

Dear Ms McNally

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
FREDERICK STREET, ST LEONARDS**

We are writing on behalf of Ramsay Health Care in support of a request for the Secretary's Environmental Assessment Requirements (SEARs) relating to the development of a mental health hospital at Frederick Street, St Leonards.

As the proposed development is for a hospital and has a capital investment value in excess of \$30 million, it would be a State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

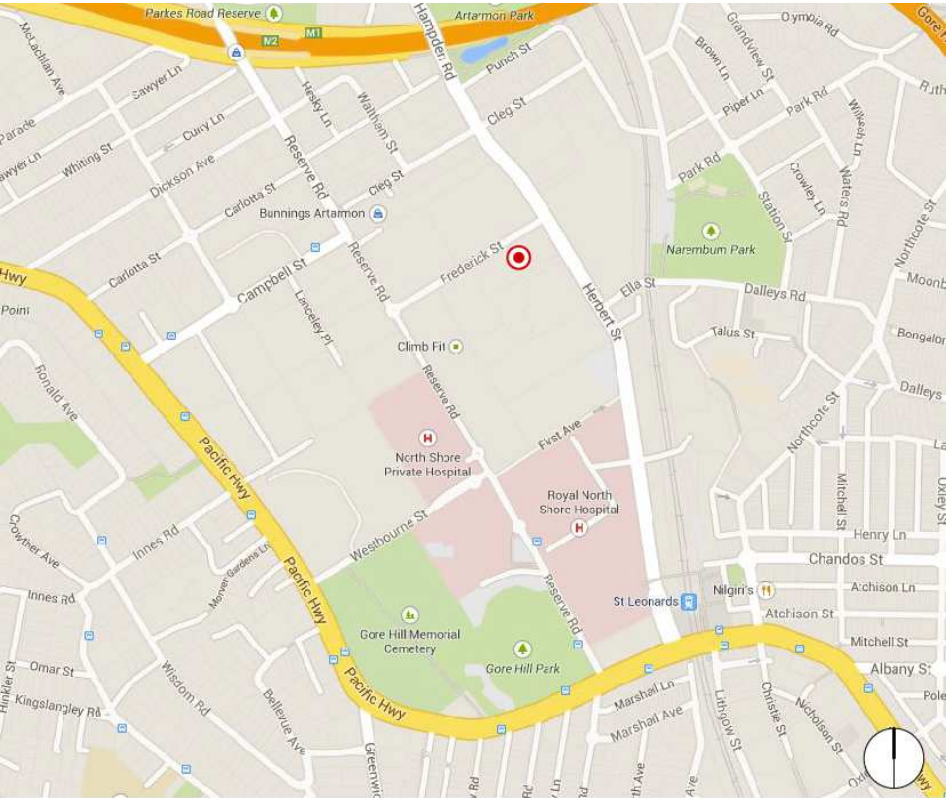
A Statement of Environmental Effects (SEE) had initially been prepared and submitted to Willoughby Council in relation to the proposed development. A copy of this SEE is attached to this SEARs request, as this provides a full description of the proposed development, consideration of relevant planning instruments, justification for the proposed development and a consideration of the anticipated environmental impacts of the proposed development.

The estimated capital investment value of the project is \$42 million.

1.0 THE SITE

The site is located at 10 Herbert Street, St Leonards approximately 200 metres north of North Shore Private Hospital and 625 metres north of St Leonards Railway Station, as shown in **Figure 1**.

The land is approximately 5,789m² in area and generally rectangular in shape with frontage of approximately 100 metres to Frederick Street and a depth of approximately 58 metres. The portion of the site on which the proposed building is to be constructed has an area of approximately 3,988m² (refer **Figure 2**).



 The Site

Figure 1 – Site context



Figure 2 – Aerial view of the site (outlined in red) and area to developed with the hospital (outlined in blue)

2.0 BACKGROUND

The site is subject to the *Willoughby Local Environmental Plan 2012* (Willoughby LEP). Under the Willoughby LEP, the site is zoned as IN2 Light Industrial which ordinarily prohibits health services facilities¹ such as the proposed development. In order for the site to be redeveloped as envisaged by the proponent, changes to the LEP were required, with the amendment being formally gazetted in February 2016. The amendments:

- allow the additional permitted use of a health services facility on the site; and
- permit a maximum floor space ratio of 2.5:1 across the site.

The proposed development is generally consistent with the indicative scheme presented in the planning proposal.

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The DA will seek approval for the construction of an eight storey health services facility including:

- 112 beds;
- 25 consulting suites;
- associated offices, treatment rooms, kitchen, dining rooms and lounge rooms;
- 139 car parking spaces;
- building identification signage; and
- landscaping works and augmentation of infrastructure services as required.

Figures 3 and 4 below provide photomontages of the proposed development.



Figure 3 – Proposed development as viewed from Frederick Street



Figure 4 – Proposed development as viewed from Herbert Street

4.0 PLANNING CONTEXT AND OVERVIEW OF LIKELY ENVIRONMENTAL AND PLANNING ISSUES

Based on our preliminary environmental assessment, the following are the key environmental assessment issues that will need to be considered as part of the future DA:

- Compliance with strategic and statutory plans;
- Built form;
- Environmental impacts:
 - Overshadowing
 - Views
 - Internal amenity
 - Safety and security
 - Acoustic impacts
- Traffic and parking;
- Signage;
- BCA compliance;
- Contamination;
- Construction impacts; and
- Social and economic impacts.

These are discussed in further detail in the attached SEE.

5.0 CONCLUSION

The proposed mental health services facility is of significant merit and will provide vital health care services. The physical characteristics of the building will make a positive contribution to the urban fabric of the area. The environmental impacts of the proposal, including traffic generation and car parking, acoustics, contamination and geotechnical matters, stormwater drainage and construction are negligible or can be appropriately managed through the adoption of the sub-consultants recommendations and/or preparation of relevant plans of management.

It is requested the Department issue the SEARs for the project to facilitate the preparation of the Environmental Impact Statement to accompany the DA for the project. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or rstark@jbaplanning.com.au.

Yours faithfully



Robert Stark
Principal Planner

Enc.

Attachment A – SEE prepared by JBA