

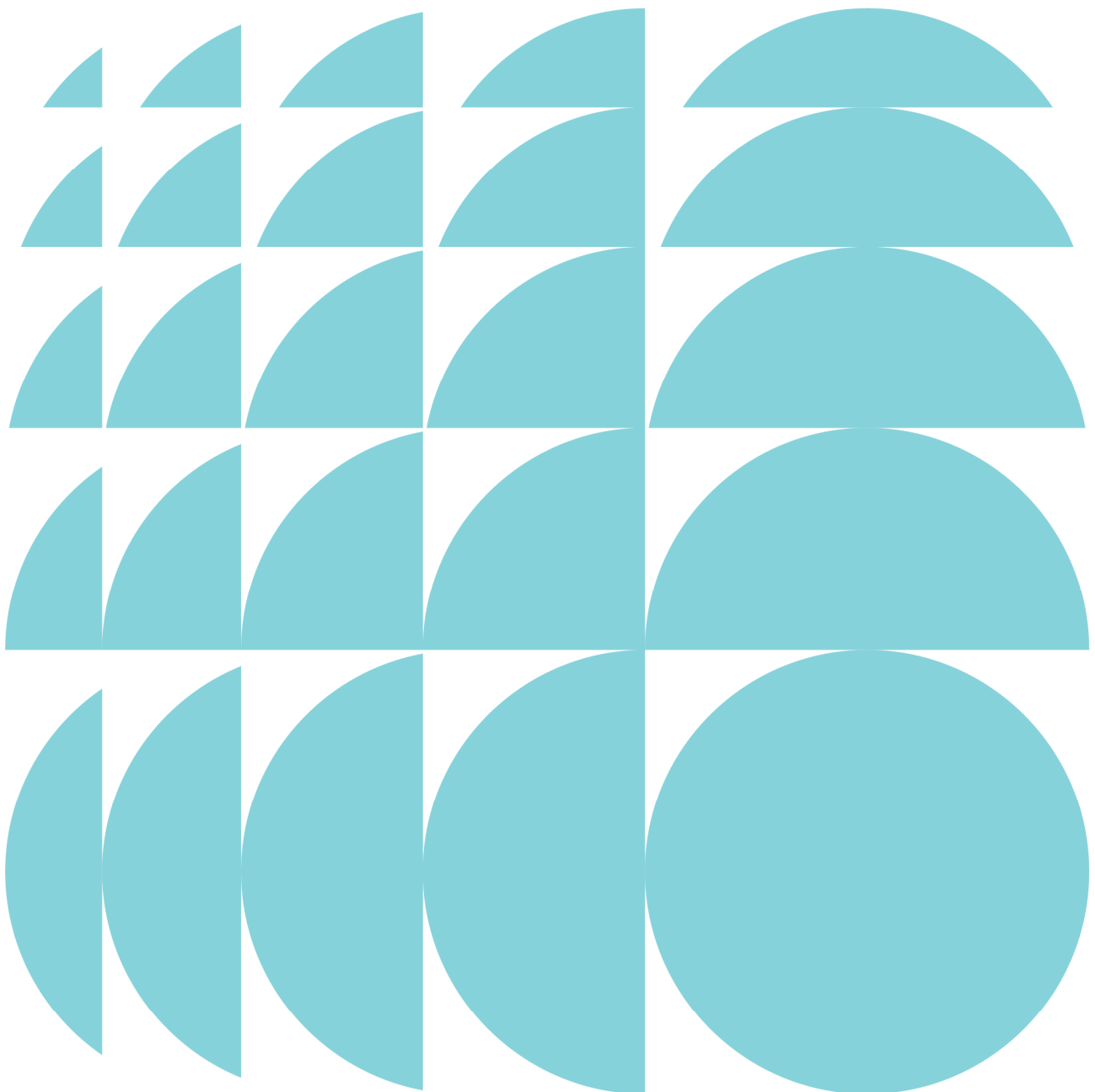
ETHOS URBAN

State Significant Development Application (SSD 8816)

Precinct 4A, Royal North Shore Hospital
Development
St Leonards Health Organisations Relocation
(SHOR)

Submitted to Department of Planning &
Environment
On behalf of NSW Health Infrastructure

11 May 2018 | 16611



CONTACT

Angus Halligan	Principal	AHalligan@ethosurban.com	02 9956 6962
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This document has been prepared by:



Joina Mathew

11 May 2018

This document has been reviewed by:



Angus Halligan

11 May 2018

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V3	11 May 2018	Joina Mathew	Angus Halligan

Ethos Urban Pty Ltd
ABN 13 615 087 931.
www.ethosurban.com
173 Sussex Street, Sydney
NSW 2000 t 61 2 9956 6952

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Renzo Tonin and Associates

1.0 Introduction

An Environmental Impact Statement for a State Significant Development Application (SSDA) for the St Leonards Hospital Organisation Relocation (SHOR) project was publicly exhibited for a period of 30 days between 15 February 2018 and 16 March 2018 (SSD 8816).

During exhibition, a total of 15 submissions were received from government agencies, Willoughby City Council and the adjoining property owners. Each of these has been collated, analysed and addressed as relevant within this report.

Health Infrastructure and the project consultant team have reviewed the received submissions. The purpose of this report is to provide a Response to Submission (RTS) addressing the matters raised in each of these submissions. This RTS has been prepared to satisfy the provisions of Section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act) and Section 85A of the *Environmental Planning and Assessment Regulation 2000* (EP&A Reg).

1.1 Overview of the Original Proposal

The SSDA package, as placed on public exhibition, relates to construction of a new 10 storey commercial building at Precinct 4A within the Royal North Shore Hospital (RNSH) Campus, St Leonards. The application proposes the following:

- Construction of a 10-storey building at Precinct 4A with a total GFA of 30,977 m² comprising of the following uses:
 - 28,615 m² of health-related employment generating uses;
 - 658m² lobby;
 - 241m² café;
 - 902 m² child care facility;
 - 561m² basement storage and miscellaneous.
- Construction of 2 basement levels with 115 car parking spaces and 1 car wash bay;
- Subdivision of the existing land parcel into the following additional allotments:
 - Proposed Lot 41 (Area 8,049 m²);
 - Proposed Lot 42 (Area 64 m²); and
 - Proposed Lot 40 (Residue Lot comprising the RNS hospital precinct)
- Improved east-west connectivity of the 4A+4B precinct through an at grade pedestrian access way interconnecting Herbert Street (east) to Reserve street (west);
- Creation of an additional easement along the southern alignment of the site for unrestricted vehicular access; and
- Associated public domain and landscaping works.

The proposed scheme is informed by the RNSH Concept Plan (MP 06_0051) and its various modifications. The Concept Plan serves as a master plan for the hospital and sets out the key built form controls that apply to the site.

2.0 Overview of Submissions

In total, 15 submissions were received in response to the public exhibition of the EIS. The submissions were received from:

- Willoughby City Council
- Heritage Division, Office of Environment and Heritage
- Office of Environment and Heritage
- Transport for New South Wales
- Roads and Maritime Services
- NSW Environment Protection Authority
- Civil Aviation Safety Authority
- Airservices Australia
- The general public, Forum West Owners Committee and other adjoining property owners

Of the 15 submissions received, 7 were public submissions from adjoining property owners. As shown in **Table 1**, a total of three (3) submissions objected to the proposal, one (1) was in support and 10 provided comment.

Table 1 Summary of Submissions

Type	Object	Support	Comment	Total
Government Agency Submission	Nil	Nil	8	8
Public Submissions	3	1	3	7
Total	3	1	11	15

In addition to the above, the Department of Planning and Environment (Department) and the Government Architect NSW (GANSW) have also prepared letters outlining additional information or clarifications required prior to the final assessment and determination of the application. Based on a review of the submissions received and analysed, the main issues identified during public exhibition relate to:

- View Impacts;
- Noise Impacts;
- Herbert Street Pedestrian bridge;
- Child care centre;
- Public Domain; and
- Construction Management.

These issues are addressed throughout this report.

3.0 Report Structure

This report includes the following sections:

- **Section 4.1 to Section 4.2** of this report provides response to submissions from Government agencies including the letters received from the Department and GANSW;
- **Section 4.11** provides a response to the key issues raised by public submissions; and
- **Section 5.0** – Description of amendments proposed in response to submissions.

A detailed response to each individual submission is provided at **Appendix A**.

4.0 Response to Submission

4.1 Department of Planning & Environment

The Department issued an overarching letter seeking clarification and additional information on a number of issues. As mentioned earlier within this report, a detailed response to each issue raised in that issues letter is provided at **Appendix A**. The main issues raised within this letter and the applicant's response to each is discussed below.

- Herbert Street Pedestrian Bridge;
- Child Care Centre;
- View loss; and
- Noise.

4.1.1 Herbert Street Pedestrian Bridge

Realignment and refurbishment of the existing Herbert Street Pedestrian Bridge is requested to be carried out as part of the redevelopment of the site on the basis that the Statement of Commitments call for the works to be undertaken prior to the occupation of any building in Precinct 4.

Applicant's Response

The applicant acknowledges that realignment of the Herbert Street pedestrian bridge is identified as a Statement of Commitment (SoC) under the Concept Plan approval (MP 06_0051). The timing for this realignment is prior to occupation of any Precinct 4 building. Realignment plans are also to be submitted with any Precinct 4 project application. While there are no further Project Applications following the repeal of Part 3A, the work to realign the Herbert Street pedestrian bridge would be premature at this point in the development of Precinct 4.

As stated in the EIS, the pedestrian bridge realignment is directly impacted by the future development of Site 4B and should be undertaken as part of any future redevelopment of that site. The realigned pedestrian bridge would have an opportunity to connect directly with the building on Site 4B. This is consistent with the Concept Plan as illustrated by Figure 53 of the Concept Approval Plan which identified the pedestrian bridge links between the Forum and Site 4B building.

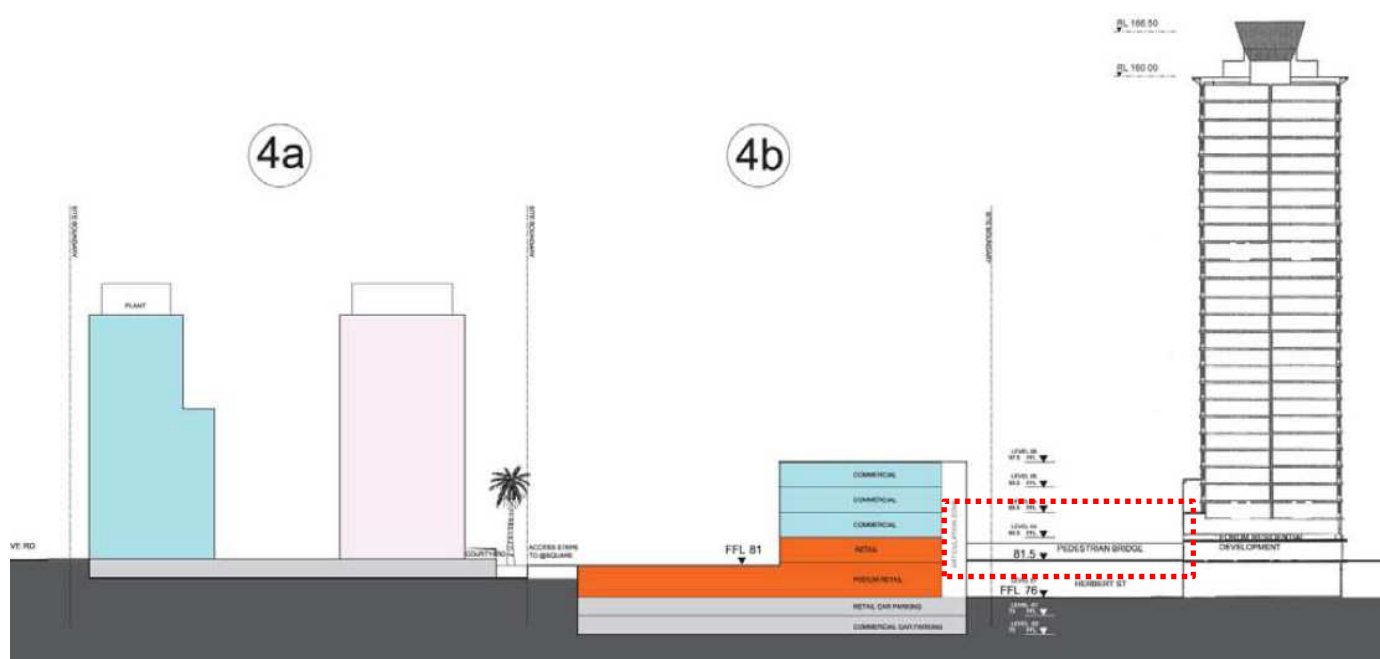


Figure 1 Section through Herbert Street Pedestrian Bridge

Source: Page 54, Concept Plan 2006

In order to partly satisfy the SoC as part of this application, the proposal provides a continuous pedestrian travel route from Site 4A and a suspended ramp that connects to the existing pedestrian bridge. This satisfies the intent of the SoC which is to provide a safe, alternate and continuous path of travel to St Leonards Station. The continuous path of travel and the suspension bridge will be delivered prior to the occupation of any Precinct 4 building. The proposed suspended ramp provides a temporary solution. It will allow a new realigned bridge to be delivered as part of any future Site 4B development.

Refurbishing the existing bridge as part of the Site 4A application is futile without understanding the future development plans for Site 4B. Any realignment of the pedestrian bridge at this stage of development of Site 4 would likely require the structure to be altered, redesigned or demolished to integrate with the Site 4B development in the future.

Further nothing under the Concept Plan Conditions tie its delivery with the Site 4A application. Condition M15.1 in relation to the pedestrian bridge states:

As part of the proposal to realign and refurbish the pedestrian overbridge over Herbert Street its visual appearance shall to be improved in terms of design and visual impact so as to achieve a desirable urban design outcome.

Realignment and refurbishment of Herbert Street pedestrian bridge can be better improved and achieve a desirable urban design outcome as part of the design of the built form of Site 4B given the detail of these works are unknown at this time.

4.1.2 Child Care Centre

The proposed child care centre is to be assessed against the provisions of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and the Child Care Planning Guideline.

Applicant's Response

The proposal includes a Child Care Facility of 902m² to service the needs of the co-location of all NSW Health staff on site. As noted within the EIS, the ground level along the western and southern elevation of the building is recessed to provide a covered balcony/ play area for the child care centre component and Basement 1 has been designed with a child care drop off and staff parking area. Of the 115 car parking spaces proposed at basement levels, 19 spaces are allocated for the child care facility (9 spaces for staff parking and 10 pickup/drop off spaces). Car parking located within the child care drop off/pickup area is designed as a Class 3A (5.4 x 2.7 metre) space.

The proposed 902m² of floor space allocated to child care has capacity for up to 100 children.

This application seeks concept approval only for the 100 place child care facility at ground level of the SHOR building. Approval for detailed design (fit out and operation) will be subject to a separate future application once a suitable operator has been appointed by HI. Any future fit out application will be prepared in accordance with the *Child Care Planning Guidelines* and the provisions of the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Educational Establishments and Child Care Facilities SEPP). However, as part of this Response to Submissions, an assessment against the provisions of the Educational Establishments and Child Care Facilities SEPP that are not subject to further detailed design has been assessed at **Appendix I**.

4.1.3 View loss

- *An assessment of the potential view loss impacts generated by the proposed development is to be undertaken, particularly the impacts on existing residents located in unit buildings in Herbert Street.*

Applicant's Response

The proposal has been carefully designed to minimise the potential for view loss by ensuring that the built form is entirely consistent with the agreed building heights and building envelopes established for the development of Site 4A under the Concept Plan (as modified) and as such it is not considered that an additional view impact assessment is required as part of this application as the potential view loss is not greater than that publicly exhibited and accepted under the Concept Plan.

In April 2007, The Minister for Planning Approved a Concept Plan for the Royal North Shore Hospital redevelopment (MP06_0051) under Part 3A (now repealed) of the *Environmental Planning and Assessment Act 1979*. An extensive portion of the approved Concept Plan has since been development in accordance with various Project Applications and Section 75W Modifications. The Concept Plan and the various Section 75W Modifications have all been publicly notified.

The Concept Plan has undergone several modifications, with the most recent modification relating to the subject site. Modification 7 (MP 06_0051 MOD 7 - Modification to Concept Plan building footprint in Precinct 4a) was lodged in December 2016 and approved by the DP&E on 20 July 2017. The modification amended the building footprint originally approved for site 4A under the Concept Plan and consolidated the commercial floor plate design, allowing a more efficient floor plate and an improved design response for the site.

At no time, since the approval of the Concept Plan in April 2007, has the proposed development of Site 4A sought to increase the overall building height to that agreed upon and publicly exhibited. The proposal is entirely consistent with the built form approved for the site (Precinct) under the Concept Plan as modified under MOD 7. As such, the proposal will not result in any additional view loss impacts to those already considered at concept/modification stages. As such, no additional view loss assessment is proposed in support of this application.

4.1.4 Noise

- *The background noise monitoring that informed the Construction Noise Management Plan and Operational Noise and Vibration Report submitted with the application was not undertaken in accordance with the Noise Policy for Industry. That is, the noise monitoring was not undertaken at the nearest sensitive receivers and does not appear to have acquired the minimum 'weeks' worth of valid monitoring data unaffected by climatic conditions.*
- *Background noise monitoring is to be undertaken in accordance with the Noise Policy for Industry and the submitted Noise Management Plan and Operational Noise and Vibration Report are to be revised accordingly (if required as a consequence of the further monitoring).*
- *Details of the incorporation of the recommended acoustic treatment measures into the southern and eastern sides of the rooftop plant area must be provided, noting the submitted Operational Noise and Vibration Report recommends the installation of a 6.3 m tall acoustic screen, which if installed would result in a building exceeding the maximum permitted height.*

Applicant's Response

Additional background noise monitoring has been commissioned by NSW Health Infrastructure to be undertaken in accordance with the *Noise Policy for Industry*. Renzo Tonin Acoustic Consultants will update the Construction Noise Management Plan and Operational Noise and Vibration Report upon completion of the additional noise monitoring and it will be submitted to the Department of Planning and Environment under a separate cover.

4.2 Government Architects Office NSW (GANSW)

The GANSW provided independent design review commentary of the proposed Precinct 4A scheme. The comments were based largely on objectives of recently released Better Placed policy. It is noted that the design scheme for the Precinct 4A building was well advanced prior to the release of the Government Architect's Better Policy guidelines.

NSW Health Infrastructure met with the GANSW to discuss this issue and the GANSW are aware of this issue in terms of design resolution and the difficulty responding to the matters raised at this late stage. Notwithstanding, BVN Architects and the project design team have reviewed the issues raised by GANSW and where possible have incorporated these considerations into the amended design. The proposed amendments are detailed within the Design Report prepared by BVN and can be summarised as follows:

4.2.1 Scale and Bulk

- *The scale and bulk of the proposal and its distribution across site 4 – the site 4A proposal is for 30,977sm of GFA, occupying little more than half of the total area for which a maximum of 46,345sm GFA has been set. This*

may result in a disproportionate distribution of scale and GFA across site 4, particularly in relation to adjacent precincts such as the heritage buildings to the north and St Leonards' high-rise precinct to the east.

- *The 10 storey front elevation proposed for site 4A is overscaled in relation to the cluster of 2-3 storey heritage buildings to the north.*

The scale and bulk of the proposed building is informed by the Concept Approval and subsequent modifications. The building height (RL 126m or 13 storeys) under the Concept Plan which in turn has been informed by sun access plane to Gore Hill. The building footprint as amended (by MOD 7 MP 06_0051) identifies a 32,000m² office building for health-related uses within a consolidated the Precinct 4A building footprint to provide an efficient and functional commercial floorplate. There is limited scope for change to bulk and scale in accordance with the GANSW comments at this late stage of the project however BVN have reviewed opportunities to soften aspects of the external appearance of the proposal which include the following façade changes:

- Eastern façade material change at ground level – glass changed to powdercoated aluminium to align with the aluminium finish above.
- Sunshade to north façade:
 - reduced density of vertical blades.
 - lowering of horizontal sunshade to position at bottom of spandrel panel (previously top) to enable shading of glazing.
- Sunshade to western façade changed from diagonals to vertical/horizontal shade to be consistent with north.
- Sunshading added to south western façade.
- All curtain wall system changed from stretcher bond pattern to stack bond.
- Adjustment to mullion setout of ground floor glazing.
- East façade aluminium finish across core wall extended to ground level (replacing glazing) to provide screening to corridor to toilets and services.
- Precast concrete tile finish to 'podium' wall removed and replaced with paint finished render.
- Adjustment of parapet height of curtain wall by +250mm.

Building Design

- *Proposed public domain interface at building edges – three of the four frontages are blank and inactive at ground level.*
- *It is noted that the building will be tenanted by a number of health related organisations, and a floor plate of this size (approximately 3000sm GFA) is unsuited to subdivision into multiple tenancies. Should this occur there is a risk that adequate solar access and compliant egress may not be achievable.*
- *The large and relatively unarticulated expanses of the proposed elevations (up to 64m long x 43m high) are out of character with the fine-grained detailing of the nearby heritage buildings to the north.*
- *Colonnaded frontage to the new building is uninviting – with little activation, shelter from elements or human scale.*

The large floor plate of the building provides excellent opportunities for a modern and flexible workplace. Whilst concerns were identified by the GANSW in relation to the depth of the floor plate, the internal layout has been designed to break into multiple tenancies if so required with a central corridor connecting the eastern lift core and western minor core. Central collaborative and meeting hubs are to be located in the centre of the floor, providing excellent access to daylight for the individual workspaces.

Further analysis of the public domain interface, the proposed floor plate, façade treatment and colonnade frontage has been undertaken by BVN following comments raised by the GANSW. As discussed further in the response prepared by BVN (**Appendix B**), the public domain interface has been designed with its primary focus on the northern frontage of the building. This relates to creating a landscaped court between the new building and the heritage precinct, with this northern garden court forming the building's main entry and approach.

The landscape planter along the Reserve Road street edge has been reduced to provide new steps to enable greater access and frontage to northern colonnade and improve the public domain interface in response to GANSW comments. Further, the western end of ground floor lobby has been setback under level 1 above to provide larger external public space at top of new steps.

Public Domain

- *The through-site link connecting to the pedestrian bridge at Herbert St lacks legibility due to its indirect alignment and obstructions such as large signage pillars.*
- *In addition, the through-site link does not connect directly to Herbert Street but to the deck of the pedestrian bridge, one level above the street. As a result, the only pedestrian access from Herbert Street is via the existing stairs or lift.*
- *Pedestrian footbridge – no details have been provided in relation to the new Herbert Street pedestrian footbridge. This is required to be submitted with any application for precinct 4 (ref Amended Concept Plan and Preferred Project Report, Part 9 Statement of Commitments, 2006)*

Site link legibility and general pedestrian access and connectivity resulting from the proposal has been at the forefront of design from the inception of the project with emphasis of the future redevelopment of the adjoining site and the Herbert Street Pedestrian Bridge. This matter was considered during the assessment of MP 06_0051 MOD 7 - Modification to Concept Plan and following comments from the GANSW, BVN has ensured that through site legibility is maintained and pedestrian access to Herbert Street is prioritised.

4.3 Willoughby City Council (WCC)

WCC provided comment on the proposed application and identified the following matters for consideration:

- Use of the building
- Future development of Site 4B,
- Loss of open space within the hospital grounds
- Impact on Gore Hill Oval and Park

Applicants response:

A detailed response to the matters raised by Council has been provided within the Response to Submissions Table provided at **Appendix A**.

4.4 Office of Environment and Heritage (OE&H), Heritage Division

The heritage division of the OE&H provided a submission on behalf of the Heritage Council. The submission recommended the following conditions of consent:

- *All excavation works in areas identified in Figure 4.2 in the GML 2006 Archaeological Assessment as having potential to contain historical archaeology of low to medium significance must be monitored by a suitably qualified and experienced historical archaeologist.*
- *The historical archaeologist must take adequate steps to record in detail any archaeological relics, structures and features discovered on the site during the excavation works in accordance with current best practice*

Applicant's Response:

The recommended conditions of consent are acknowledged by the applicant. Further investigation has confirmed that a part of Precinct 4, as shown in blue below, is identified as being an area of low to medium archaeological significance. Accordingly, necessary steps will be taken to ensure that excavation of these areas are monitored.

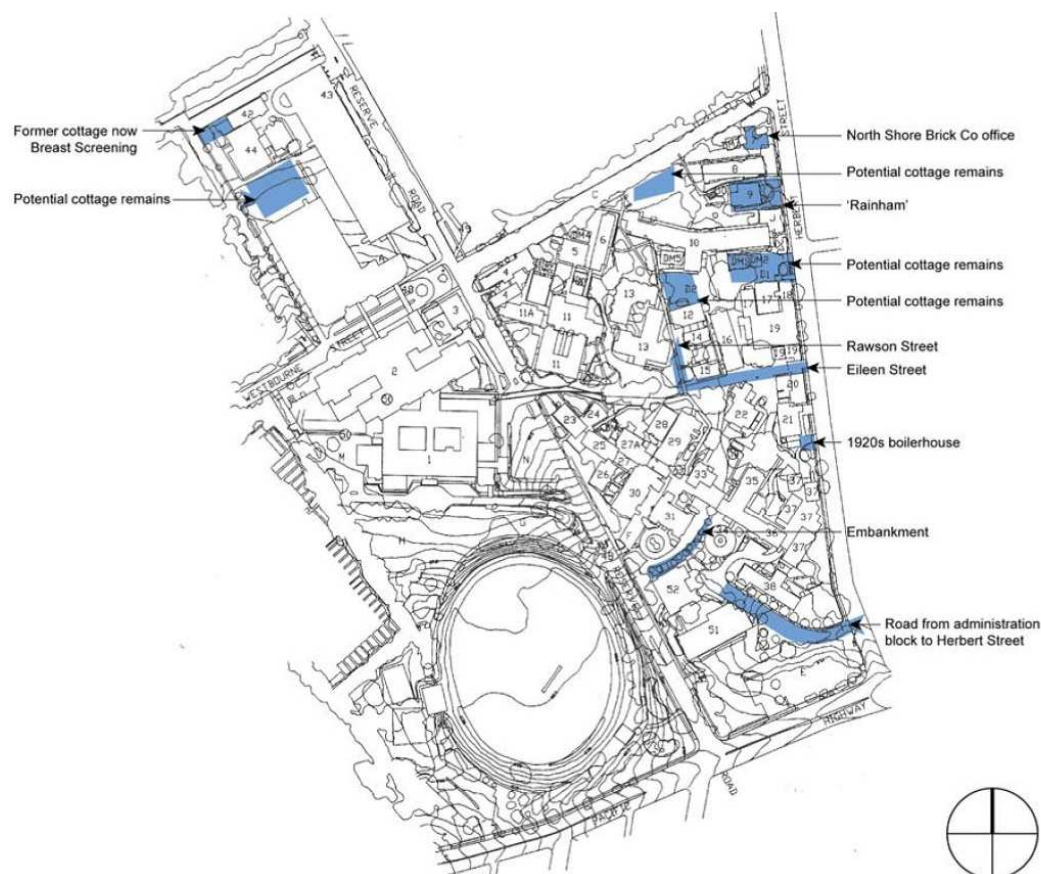


Figure 4.2 Areas of archaeological potential of Low to Medium significance for which an excavation permit should be sought are in blue. An exception to the requirement for a permit should be sought for the remaining areas, which are of No or Low archaeological significance.

Figure 2 Areas of Archaeological Potential

Source: GML 2006 Archaeological Assessment

4.5 NSW Environmental Protection Authority (EPA)

The NSW EPA submission provides an overview of potential Environmental risks in relation to the development. This includes recommendations to curb construction and operational noise, sediment control, undertake further investigation for asbestos contamination, waste management and energy efficiency.

Applicant's Response:

The applicant has reviewed the recommendations and appreciates that several of these can be addressed by way of a condition of consent. Accordingly, the applicant is prepared to address these (as relevant) prior to commencement or during construction phases.

The following recommendation from the EPA in relation to construction hours is not supported:

The proponent be required to ensure that as far as practicable all site preparation, bulk earthworks, construction and construction-related activities, likely to be audible at any noise sensitive receiver locations, such as surrounding residences are only undertaken during the standard construction hours, being -

- (a) 7.00 am to 6.00 pm Monday to Friday,
- (b) 8.00 am to 1.00 pm Saturday, and
- (c) no work on Sundays or gazetted public holidays.

Due to the close proximity of noise sensitive receivers within the immediate vicinity of the site, this proposal seeks to limit construction hours to the following times as set out below:

- Monday to Friday: 7 am to 6 pm;
- Saturdays: 7 am to 5 pm; and
- Sundays and public holiday: No works proposed.

As detailed within the Construction Noise Advice prepared by Acoustic Logic and submitted with this response at **Appendix H**, the proposal has identified the following:

- Noise emission criteria that are appropriate for any works conducted in the nonstandard construction hours periods.
- After hours construction noise emission goals based on the criteria and background noise levels at the site.
- Work activities that can be conducted which will comply with these criteria.

Based on the findings of the advice, we are of the opinion that work in the 7am-8am and 1pm-5pm period on Saturdays can be justified provided:

- *Hydraulic hammers or rock saws are not used and*
- *A 30t dozer with bucket is not used in the 7am-8am period.*
- *Piling method consists of screw/augured/bored piles.*
- *Trucks are to be switched off, not left idling, when feasible.*

The justification is on the basis that the noise generated will be compliant with EPA after hours construction noise guidelines.

Further, a review of the SHOR Construction Methodology in relation to the proposed Saturday Construction Hours has been undertaken by Ason Group and is submitted with this response at **Appendix G**. The review found that an acceptance of the extended Saturday work hours may in fact benefit the long-term amenity for the local community by expediting the construction program.

In order to ensure the proposed construction program is met to minimise ongoing impact to noise sensitive receivers within the RNSH Health Precinct and neighbouring locality, the proposal requires approval of Saturday construction hours of 7am to 5pm.

We note that within the RNSH Precinct. The RNSH Clinical Services Building was recently approved with the following hours of work:

- 7:00am to 7:00pm Monday to Friday;
- 7:00am to 4:00pm Saturday.

Further, a recent NSW Health Infrastructure project at St George Hospital was approved with construction hours of 7.00am to 5.00pm Monday to Saturday.

In the case of construction within Hospital Precincts, standard construction hours on Saturday's are considered to be unacceptable in terms of extending the construction program beyond what is reasonable for a sensitive locality. As such, we seek approval for Saturday Construction Hours of 7am to 5pm as per the Environmental Impact Statement.

4.6 Office of Environment and Heritage

The OE&H submission identified the need for additional clarification on the potential flood impacts based on the two flood scenarios. Compliance with Council's flood related planning controls as outlined in sections 4 and 7 should be addressed with Willoughby City Council taking into consideration blockage and climate change sensitivity analyses.

Applicant's Response

An addendum Flood Report has been prepared by Lyall and Associates in response to the matters raised by NSW Office of Environment & Heritage (**Appendix E**).

The mechanism and geometrical characteristics of blockages in the piped system are difficult to quantify and would no doubt be different for each storm event. Realistic scenarios would be limited to one or two pipes becoming partially blocked during a storm event. However, for the purposes of the present investigation, analyses were carried out with the cross sectional areas of all pipes and conduits reduced for storm events with varying AEP's. The following blockage scenarios were assessed:

- 20% AEP event with 100% blockage of the enclosed drainage system (Blockage Scenario 1); and
- 1% AEP event with 50% blockage of the enclosed drainage system (Blockage Scenario 2).

The key findings of the investigation as they relate to blockage of the enclosed drainage system under post-developed conditions were as follows:

- Overland flow will not surcharge Reserve Road onto the access driveway under both blockage scenarios.
- Backwater flooding from the trapped low point in Herbert Street would inundate the basement to a depth of 300 mm under Blockage Scenario 1.
- Backwater flooding from the trapped low point in Herbert Street would inundate the basement to a depth of 60 mm under Blockage Scenario 2.

4.7 Transport for NSW (TfNSW)

No issues or concerns were raised by the TfNSW submission in relation to the proposed application. The submission included recommendations for a Construction Pedestrian Management and Traffic Management Plan (CPTMP) to be provided as a condition of consent, particularly in light of the increased pedestrian and traffic activity brought on by Epping to Chatswood Railway temporary transport plan (TTP). During the station upgrade works, increased bus services as a result of rail replacement bus routes is expected near the St Leonards Station area.

Preparation of a detailed Green Travel Plan (GTP) was also recommended as a condition of consent.

Applicant's Response:

The need for a CPTMP was anticipated during the preparation of the EIS in light of the TTP works. As such the Traffic & Accessibility Report (prepared by Ason Group, 24 January 2018) recommends its preparation in consultation with WCC, TfNSW and other stakeholders.

Similarly, the applicant is committed to the preparation of a GTP as outlined in Section 10.5 of the Traffic & Accessibility Report (prepared by Ason Group, 24 January 2018) that was provided with the EIS and within a response to the proposed conditions prepared by Ason Group and issued with this response at **Appendix F**.

4.8 Roads and Maritime Services (RMS)

The RMS Submission has requested the following information for assessment:

- Trip generation calculations based on total GFA of development site.
- Traffic modelling to consider cumulative impacts from the other currently proposed developments.
- SIDRA modelling files.

Applicant's Response:

Ason Group, as the appointed project traffic engineers, have sought an opportunity for additional consultation with RMS in order to accurately respond to the requested additional information. A response to the matters raised will be provided to both RMS and DP&E as a separate document for review following discussion with RMS.

4.9 Civil Aviation Safety Authority (CASA)

The submission from CASA confirmed that the proposed building height set at RL 126m was below the Obstacle Limitation Surfaces for Sydney Airport (RL 156m) and therefore did not need to be assessed by CASA. Future applications in relation to locations to construction cranes will be informed by an Aviation Assessment and forwarded to CASA by the relevant consent authority.

4.10 Airservices Australia

The Airservices Australia submission raised no issues with the proposed development and confirmed that the proposed building will neither affect any Airservices Australia procedures nor impact the performance of any communication/ navigation/ surveillance facilities.

4.11 General Public Submissions

As mentioned earlier in this report, 7 public submission were received from residents, owners committee and land owners of adjoining properties. The submissions, primarily from residents at the Forum and 3 Herbert Street, raised similar concerns in relation to construction and operational noise, view impact and maintenance costs of the Herbert Street Bridge. These matters have been addressed within the Response to Submissions Table at **Appendix A**.

5.0 Proposed Amendments

The SSDA package, as amended during the Response to Submissions phase of the project, relates to construction of a new 10 storey commercial building at Precinct 4A within the Royal North Shore Hospital (RNSH) Campus, St Leonards. An amended set of Architectural Drawings prepared by BVN is submitted with this response at **Appendix C**. The scope of the application has not changed; however, the following amendments have been made:

Site and Ground Plan

- Construction of a suspended ramp linking to the existing pedestrian bridge (omitted from previous project description);
- Trees previously identified for retention and removal were incorrectly coded as part of the site plans submitted with the EIS. The amended architectural drawings have corrected this issue and vegetation impacted by the proposal has been assessed within an amended Arboricultural Impact Assessment prepared by Tree IQ (**Appendix L**). The Vegetation Management Plan (**Appendix N**) and Tree Management Plan (**Appendix M**) previously issued with the Review of Environmental Factors for demolition and site clearing have also been updated to reflect the latest design and the Arboricultural Impact Assessment. In accordance with the Arboricultural Impact Assessment, it is recommended that replacement tree planting is undertaken where established trees are removed as part of development to help off-set the loss of canopy cover.
- Landscape planter along Reserve Rd street edge reduced to provide new steps to enable greater access and frontage to northern colonnade
- Western end of ground floor lobby setback under level 1 above to provide larger external public space at top of new steps
- Adjustment of western wall that forms edge of childcare terrace to:
 - increase height to form balustrade (to replace framed glazed balustrade)
 - create continuous alignment along street edge,
 - provide portal to carpark entrance,
 - and contain fire booster pump

Façade

- Eastern façade material change at ground level – glass changed to powdercoated aluminium to align with the aluminium finish above
- Sunshade to north façade:
 - reduced density of vertical blades
 - lowering of horizontal sunshade to position at bottom of spandrel panel (previously top) to enable shading of glazing
- Sunshade to western façade changed from diagonals to vertical/horizontal shade to be consistent with north
- Sunshading added to south western façade
- All curtain wall system changed from stretcher bond pattern to stack bond
- Adjustment to mullion setout of ground floor glazing
- East façade aluminium finish across core wall extended to ground level (replacing glazing) to provide screening to corridor to toilets and services
- Precast concrete tile finish to 'podium' wall removed and replaced with paint finished render
- Adjustment of parapet height of curtain wall by +250mm

Roof

- Location of skylight moved from level 10 roof to level 9 roof level.

Plans

- Confirmation of stair and stair voids from level 2 – level 9

Basement

- A number of rectangular columns in the basement have changed to circular columns in B1 and B2
- Minor replanning of stairs 01 & 02 at B1 so that core walls are in alignment with other levels
- Minor adjustments to issue Substation to meet AUSGRID requirements
- Minor level adjustments to service ramp to loading dock to accommodate chamber substation hardstand requirements
- Minor replanning of EOT Facilities to improve functionality and circulation
- Redesign of the basement wall construction from precast basement shoring wall to piles + shotcrete with cavity and spoon drain with dry wall screen
- Minor adjustment to OSD Tank and Rainwater Tank & minor replanning of Waste/ Recycle Store
- Revised location of carpark supply and exhaust vents in basement external wall - additional intake louvre now in southern podium facade

6.0 Conclusion

This Response to Submissions has been prepared to satisfy the provisions of Section 4.39 of the EP&A Act and Section 85A of the EP&A Regulation. Each of the submissions received during the public exhibition period between 15 February 2018 and 16 March 2018 have been collated, analysed and addressed through the provision of additional information and design amendments.

A majority of the issues raised within the submission are proposed to be addressed by way of conditions of consent which will monitor and ameliorate impacts during the construction and operational phase.

The mitigation measures provided within the EIS have been updated where necessary to respond to the submissions received, and these updated measures will further reduce the overall environmental impacts during both the construction and operation of the proposal.

Having regards to biophysical, economic and social considerations, including the principles of ecologically sustainable development, the carrying out of the project is justified for the following reasons:

- The built form and density proposed for the site is consistent with that approved for the south-western edge of the campus under the Concept Plan Approval and subsequent MOD 7 approval;
- The building is well designed and architecturally unique and will present as a landmark building to a significant entry point of hospital campus;
- The building is considerate of its surrounds and complements its setting through articulation of the built form and sympathetic choice of good quality materials;
- The proposal integrates a large public forecourt with terraced landscaping that will provide future staff, hospital workers and visitors with a new open space on campus for relaxation and casual interaction;
- The proposal improves pedestrian connectivity and permeability across the campus; and
- The proposal will introduce 30,977m² of employment floor space in St Leonards for hospital related purposes and some ancillary uses in line with State Government policies and planning directions for St Leonards Precinct.

Given the merits described above it is requested that the application be approved.