



File Ref: DN21/0031

31 May 2021

Department of Planning Industry &
Environment
4 Parramatta Square 12 Darcy Street
PARRAMATTA NSW 2150

Email: caleb.ball@planning.nsw.gov.au

Dear Sir/Madam

Development Referral No. DN21/0031

**Proposal: Environmental Impact State for the Sutherland Hospital Operating Theatre
Upgrade (SSD-11099584) CR21-518201**

Property: 126 Kareena Road, Caringbah

I refer to the above development proposal and correspondence offering Council the opportunity to comment. It is understood that the proposal is considered state significant development pursuant to schedule 1, clause 14(1) of the State Environmental Planning Policy (State and Regional Development) 2001 due to the proposal relating to a hospital that has a capital investment value over \$30 million.

Following review of the plans and accompanying documentation, the following concerns are noted for your consideration in the assessment of the proposal:

- i) The external expression and chosen materials for the proposed addition relate comfortably with the existing buildings. The only aspect which may confuse the public is the prominence placed on the new entry along the northern elevation as it seems to be more for staff access. As the public's main entry will remain unchanged, this new entry may confuse the public.
- ii) The loss of 12 on-site parking spaces will see additional pressure placed on the parking demand on surrounding streets.
- iii) The subject site adjoins a rail corridor. Pursuant to clause 87(1)(c) of the State Environmental Planning Policy (Infrastructure) 2007, development for the purposes of a hospital must consider the likely adverse impacts of raise noise or vibration. While a Noise and Vibration Impact Assessment Report has been prepared, on occasions incorrect references to St George Private Hospital appear within the report. Upon rectification, recommendations made within the report should form conditions of consent.
- iv) The landscape proposal is sited beneath the upstairs theatre rooms and is unlikely to gain any sunlight, with northern sun blocked by the lift core. A communal landscape area would better service the community if re-located to the roof.
- v) Plant species below the cantilever will need to be shade and wind tolerant as this area will become a wind tunnel. Irrigation will be essential due to its enclosed nature.

- vi) 10 trees including Syzigium, Eucalytus and Corymbia species are to be removed. Council's tree replacement ratio of 8:1 is recommended to form a condition of consent as recommended in the addendum to this letter. Further, proposed tree species require substitution to better reflect species that are endemic to the Sutherland Shire. This is also detailed within a recommended condition of consent.

If you need any clarification of the above comments, please contact Council's Development Assessment Officer Lauren Franks on 9710 0617 or email lfranks@ssc.nsw.gov.au and quote the development referral number in the subject.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Andrew Carfield', with a long horizontal stroke extending to the right.

Andrew Carfield
Director
Shire Planning

Addendum – Recommended Conditions of Consent

1) Landscaping Works

A. Design

The landscaping works must be designed in accordance with the approved Landscape Plan except where modified by the following:

- i) Substitute trees proposed on site with the following species: *Eucalyptus paniculata* (Grey Ironbark), *Eucalyptus globoides* (White Stringybark), *Eucalyptus racemosa* (Narrow Leaved Scribbly), *Syncarpia glomulifera* (Turpentine) and *Backhousia myrtifolia* (Grey Myrtle).
- ii) Amend the landscape plan in accordance with the approved architectural plans.
- iii) Clearly show on plan existing trees to be removed /retained including tree numbering in accordance with the arborist report OR provide a separate existing tree plan and schedule.
- iv) Tree Protection Zones (TPZ) / the location of tree protective fencing must be shown on plan for all existing trees and/or natural site features to be retained and protected.
- v) Provide minimum soil depths in planter boxes as follows:
 - 1200mm for large trees.
 - 900mm for small trees and tall shrubs.
 - 600mm low shrubs.
 - 450mm grass and ground covers.
- vi) All landscape retaining walls and planter boxes must be constructed in masonry, stone or gabions. Timber is not acceptable.
- vii) All landscaped areas and all planter boxes on slab must be provided with a water-efficient irrigation system and taps at 25m centres, connected to a pump and the rainwater tank, to enable effective landscape maintenance.
- viii) To improve coverage and reduce weeds and maintenance, planting densities in all planting areas including planter boxes must achieve a minimum of 4 plants per square metre.
- ix) To reduce long term maintenance of planting beds, turf species must be native grass such as *Zoysia macrantha* 'Nara' or Buffalo grass varieties.
- x) As the subject site is identified as being within a Greenweb Restoration area, all new tree plantings must be indigenous species and 50% of understorey plants must be indigenous species. All indigenous species must be selected from Council's 'Native Plant Selector' available on Council's website (www.sutherlandshire.nsw.gov.au and search for Native Plant Selector).

The applicant must engage a suitably qualified Landscape Designer or Landscape Architect to oversee any design changes to the approved Landscape Plan and amendments required above.

Notes:

A Landscape Designer is a person eligible for membership of the Australian Landscape Designers and Managers and a Landscape Architect is a person eligible for membership of the Australian Institute of Landscape Architects as a Registered Landscape Architect.

B. Ongoing

All landscaping works required by 'A' above must be maintained for 12 months following the final landscape inspection date. Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (Sutherland Shire Development Control Plan 2015 Chapter 38).

Any plants found faulty, damaged, diseased or dead shall be replaced with the same species in the same sized container within one month with all costs borne by the owner.

Note: If difficulty is experienced sourcing suitable indigenous plants from other suppliers, plants grown from locally provenance seed may be available from:

Sutherland Shire Council Nursery
345 The Boulevard, Gympie
Ph: 02 9524 5672

2) Trees on Private Land

A. Tree Removal

The removal of the following trees is approved:

- i) Trees identified on the approved Landscape Plan as "existing tree to be removed"
- ii) Trees growing within the 3 metres of the building footprint of the approved structures.
- iii) Any declared noxious plant. The applicant is to ensure that all noxious plants are properly identified and controlled / removed.
- iv) Any tree species exempted by the Sutherland Shire Local Environmental Plan 2015.

All other vegetation that would require approval to be removed must be protected.

B. Design

- i) **10** trees are approved for removal as part of this consent. Where trees are proposed to be removed, Sutherland Shire Council requires indigenous replacement canopy tree planting at a ratio of 8:1 on private land (Council Resolution EHR003-17 of 18 July 2016).
- ii) **80** replacement trees are required to be planted.
- iii) A minimum of 20 trees must be replanted across the Hospital site.
- iv) Trees must have a minimum container size of 5 litres.

An amended Landscape Plan/Tree Location Plan showing the location of all replacement trees on the site and/or in the street must be provided prior to the commencement of construction.

Note: For the **80** replacement trees required by "B ii)" (less the requirements of "B iii)" above), Council offers offsite planting under a 'Deed of Agreement' as an alternative to on site planting, at a cost specified in Council's Schedule of Fees and Charges. Offsite planting will be undertaken as part of Council's Green Street Program. 'Deed of Agreement' forms can be downloaded from Council's website at

B. Ongoing

Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDCP 2015 Chapter 38). Any replacement trees found damaged, dying or dead must be replaced with the same species in the same container size within one month with all costs to be borne by the owner.

3) Street Tree Planting

Sutherland Shire Council Development Control Plan 2015 requires street tree planting at a rate of 1 tree per 7.5m of frontage.

A. Design

The applicant must plant 4 street trees upon the Kareena Road verge fronting the subject property. Trees are to be Eucalyptus paniculata (Grey Ironbark) Street trees must have a minimum container size of 5L.

Street tree planting must be in accordance with the "Street Tree Planting Specifications" which are located on Council's website through 'search'. These specifications include the provision of a timber border, tree cage, staked with star pickets and mulching of the trees.

B. Ongoing

Street trees must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (Sutherland Shire Development Control Plan Chapter 38 part 4). Any replacement trees found damaged, dying or dead must be replaced with the same species in the same container size within 1 month with all costs to be borne by the owner.

4) Tree Retention and Protection

The following condition applies to all trees on the subject site, trees on the adjoining sites (which are potentially affected by the development works), as well as trees on the adjoining Council land that are not approved for removal.

A. Before Works

Prior to the commencement of any demolition, excavation or construction works on site the applicant must engage a suitably qualified and experienced Supervising Consulting Arborist to oversee the measures for the protection of existing trees as listed below.

Note: A Consulting Arborist is a person with a current membership of the Institute of Australian Consulting Arboriculturalists (IACA) or alternatively a person who has obtained an Australian Qualifications Framework AQF Level 5 in Arboriculture.

All trees not approved for removal must be protected by the following measures:

- i) Protective fencing constructed of 1.8m high chain wire mesh supported by robust posts must be installed in accordance with AS4970- Protection of Trees on Development Sites
- ii) The tree protection zone within the protective fencing must be mulched with a maximum depth 75mm of suitable organic mulch (woodchips or composted leaf chip mulch) and kept regularly watered for the duration of the works subject to this consent.

- iii) No development or associated activity is permitted within the fenced tree protection zone for the duration of works subject to this consent. This includes vehicular or pedestrian access, sheds, washout areas, excavations, backfilling, installation of services (including stormwater), removal of top soil, stockpiling of soil or building materials.
- iv) Where site access/egress is required over the roots of trees identified for retention and protection, provide hardwood rumble boards over a 200mm thick layer of wood chip.
- v) Where it is impossible to install protection fencing to the full extent of the specified Tree Protection Zone- install trunk and branch boarding protection as shown in Figure 4 of the Australian Standards AS4970- Protection of Trees on Development Sites (Page 17).

B. During Works

- i) The tree protection measures detailed in 'A' above must be maintained during construction.
- ii) The supervising Consulting Arborist must be present during any approved hand excavation or under boring works within the Tree Protection Zone (TPZ) of any tree identified for retention and protection and have the authority to direct works to ensure the trees long term preservation.
- iii) The supervising Consulting Arborist must strictly supervise that there is no disturbance or severing of roots greater than 50mm diameter and to cleanly cut those roots between 10-50mm in diameter.
- iv) If the tree/s identified for retention in 'A' above are damaged or destabilised during construction then works must cease and Council's Tree Assessment Officer (ph. 9710 0333) must be contacted to assess the tree/s and recommend action to be taken.
- v) Ensure each hold point outlined below within the Tree Protection Schedule is signed off and dated progressively by the Consulting Arborist throughout the various development stages, including preconstruction, construction and post construction. Photographic evidence must also be provided.

Hold Point	Task	Responsibility	Certification	Timing of Inspection	Sign/ Date
1.	Indicate clearly with spray paint trees approval for removal only	Principal Contractor	Supervising Arborist	Prior to demolition and site establishment	
2.	Establishment of tree protection fencing	Principal Contractor	Supervising Arborist	Prior to demolition and site establishment	
3.	Supervise all excavation works proposed within the TPZ	Principal Contractor	Supervising Arborist	As required prior to the works proceeding adjacent to the tree	
4.	Inspection of trees by Project Arborist	Principal Contractor	Supervising Arborist	Bi-monthly during construction period	
5.	Final inspection of trees by project	Principal Contractor	Supervising Arborist	Prior to occupation	

	Arborist				
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6. **Site Management Plan**

A. Before Commencement of Works including Demolition

An Environmental Site Management Plan must be prepared. These plans must satisfy the Objectives and Controls of Sutherland Shire Development Control Plan 2015 relating to environmental site management and must incorporate the following throughout demolition and construction:

- i) Safe access to and from the site during construction and demolition.
- ii) Safety and security of the site, road and footpath area including details of proposed fencing, hoarding and lighting.
- iii) Method of loading and unloading excavation machines, building materials.
- iv) How and where, construction materials, excavated and waste materials will be stored.
- v) Methods to prevent material being tracked off the site onto surrounding roadways.
- vi) Erosion and sediment control measures.
- vii) All trees and their protection zones on and around the site identified for retention are to be protected according to Australian Standard AS 4970 - 2009 Protection of Trees on Development Sites using the methods outlined in that Standard.

B. During Works

The site management measures set out in the above plan must remain in place and be maintained throughout the period of works and until the site has been stabilised and landscaped.

C. Before Occupation

Before occupation, all foundations / materials associated with construction works (that do not form part of the approved works) must be removed. This includes but is not limited to foundations for tower cranes, vehicle access ways, stockpiles, building waste etc.

7) **Internal Driveway, Parking and Manoeuvring**

A. Design

The internal driveway profile, parking and manoeuvring areas must be designed in accordance with the approved architectural plans except where modified by the following:

- i) The ingress and egress crossing must be clearly identified by signage.
- ii) The car park must be line marked to accommodate 25 vehicles.
- iii) The internal driveway and car parking area must be concrete or asphalt.
- iv) Provide adequate sight distance for the safety of pedestrians using the footpath area.
- v) Comply with AS2890.1 (2004) user class 3, in relation to the design of vehicular access, parking and general manoeuvring for the B85 vehicle.
- vi) The maximum longitudinal grade of the driveway must not exceed 12.5%.

C. Occupation

Prior to the occupation of the development, a suitably qualified engineer must certify that the works required in A. above were undertaken and completed to their satisfaction and

in accordance with the requirements of this Development Consent.

D. On-going

The approved parking must be used exclusively for car parking as approved for the life of the development.

8) Stormwater Drainage

A. Design

The stormwater drainage system must be designed in accordance with the approved stormwater drainage design drawing; Australian Standard AS3500.3:2015; Sutherland Shire Environmental Specification - Stormwater Management.

B. Before Occupation

Prior to occupation:

- i) A Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor. This drawing must detail the alignment of pipelines, pits, the rainwater tanks and the detention facilities. An original or a colour copy must be submitted to Sutherland Shire Council.
- ii) The supervising engineer must certify the WAED of the stormwater drainage system that the stormwater drainage works, rainwater harvesting facility and rainwater reuse systems were constructed to their satisfaction and in accordance with the Development Consent, and Public Domain Technical Manual. Prior to the occupation or use of the building the Applicant / Owner must submit to Council a copy of the aforementioned letter of certification.

C. Ongoing

- i) The operation of all devices or appliances installed within the development approved by this consent as required by conditions pertinent to rainwater harvesting and rainwater reuse must be maintained in good operating order at all times.
- ii) The stormwater detention facility must be:
 - ☐ Kept clean and free from silt, rubbish and debris.
 - ☐ Be maintained so that it functions in a safe and efficient manner.
 - ☐ Not be altered without prior consent in writing of the Council.

Note: Upon submission of the Works-As-Executed drawing for the stormwater drainage system a notation will be added to the Section 10.7 certificate advising future owners that their property is burdened by a stormwater detention facility.

9) Sydney Water - Notice of Requirements

A. Before Any Works

Prior to the commencement of any works on site, including demolition or excavation, the plans must be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Please refer to the web site www.sydneywater.com.au.

10) Noise Control and Permitted Hours for Building and Demolition Work

A. General

To manage noise impacts upon the surrounding properties and occupants, demolition, excavation, or construction activities must be managed in accordance with the NSW Department of Environment and Climate Change (now Environment Protection Authority). Interim Construction Noise Guideline (ICNG) 2009 and Australian Standard

B. Before Excavation

Prior to any excavation works involving rock breakers and similar earthmoving equipment, the builder must notify in writing all property owners/tenants within a minimum of 20m of all boundaries of the development site of the works being undertaken, a minimum of 7 days prior to the commencement of such works. The notification must provide details of the type of work being carried out, the time of day, its anticipated duration and a contact number to log any complaints or to make enquiries.

C. During Works

To minimise the noise impact on the surrounding environment, all building and demolition work must be carried out only between the hours of 7.00am and 6.00pm Monday to Friday inclusive, 8.00am and 3.00pm Saturdays. No work is permitted on Sundays and Public Holidays.

11) Toilet Facilities

A. During Works

Toilet facilities must be available or provided at the work site at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site before works begin and must be maintained until the works are completed.

Each toilet must:

- i) be a standard flushing toilet connected to a public sewer, or
- ii) have an on-site effluent disposal system approved under the Local Government Act 1993, or
- iii) be a temporary chemical closet approved under the Local Government Act 1993.