

Our Contact: Rita Vella
Direct Phone: 9330 9437
Our Reference:

15 October, 2012

Ms Heather Warton
Director - Metropolitan and Regional Projects North
NSW Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Megan Fu



Dear Megan,

New Emergency Department at St George Hospital (SSD 5029)

Thank you for providing the additional information on 21 September 2012 addressing the issues raised in Council's letter dated 11 September 2012.

Council has now reviewed the information and provides the following comments:

1. Retention of trees

Council's Landscape Officer supports the retention of trees 1, 3 and 12, however considers that the proposed development would need to be redesigned to avoid and minimise impacts from the proposed major encroachment. In this regard, Council is recommending the following draft conditions, as outlined below be included, in addition to the conditions already provided to the Department:

Tree Protection

Prior to the commencement of any works on the site the tree protection measures required for the established Tree Protection Zone (TPZ) of the trees to be retained shall be installed in accordance with Section 4 - Australian Standard AS 4970-2009 - Protection of trees on development sites.

Unless otherwise specified in AS 4970-2009 a protective fence consisting of 1.8m high fully supported chainmesh shall be erected around the base of the tree. The distance of the fence from the base of each tree is to be in accordance with the TPZ listed below. A layer of organic mulch 100 millimetres thick shall be placed over the protected area and no soil or fill should be placed within the protection area.

There shall be no services installed within the drip line TPZ of the tree. This fence shall be kept in place during demolition, construction and also have a sign displaying "Tree Protection

Zone” attached to the fence, this must also include the name and contact details of the Project Arborist.

Tree Retention – Arborist Report

The trees identified for retention in the Arborist Report prepared by *Aboreport – Vegetation Management Consultants* and dated 27 July 2012, including the Trees identified as Tree 1, Tree 3 and Tree 12 shall be protected in accordance with the requirements of Section 4 - *Australian Standard AS 4970-2009 - Protection of trees on development sites* and the recommendations/tree protection notes of the submitted Arborist Report by *Aboreport – Vegetation Management Consultants*

Tree Protection – Excavation

Excavations around the trees to be retained on site or the adjoining properties shall be supervised by the Project Arborist to ensure that the root system will not adversely be affected.

Where the Tree Protection Zone (TPZ) of trees on site or adjoining sites become compromised by any excavation works, the Project Arborist shall be consulted to establish the position of any major roots and determine the necessary measures to protect these roots. The recommendations of the Arborist shall be submitted to Council prior to any further demolition or construction works taking place.

Tree Protection Zone (TPZ) around the trees to be retained are not to have soil level changes or services installed in this area. Any structures proposed to be built in this area of the trees are to utilise pier and beam or cantilevered slab construction.

Tree Removal

All tree removals are to be carried out by a certified Tree Surgeon/Arborist to ensure that removal is undertaken in a safe manner and complies with the AS 4373-2007 - Pruning of Amenity Trees) and Tree Works Industry Code of Practice (Work Cover NSW 1.8.98).

2. Traffic and Parking

Council’s Traffic Engineer has reviewed the additional documentation provided and is of the opinion that the responses provided address the issues raised. In addition to the draft conditions already provided, the following additional draft conditions, as outlined below be included, in addition to the conditions already provided to the Department:

Parking Areas – Appropriate Signage

All car parking areas are to be appropriately sign marked to advise drivers of the areas and duration of stay.

3. Demolition of Griffith House

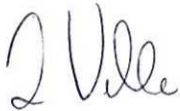
There has been significant concern raised by the local community with respect to the demolition of Griffith House, which is identified as an item of local significance in Schedule 3 of Kogarah LEP 1998.

Council's Heritage Adviser provided comments in relation to the proposed demolition of Griffith House and considers the building to be substantially intact, with respect to its principal spaces and layout, original fabric and external form. He also notes that the building makes a valuable contribution to the streetscape, and can be appreciated for its aesthetic and historic qualities.

Council notes from the documentation provided that Griffith House will not be demolished because it is not significant, but rather because a State planning instrument allows or facilitates it to be demolished. Council considers that with the demolition of Griffith House, the Kogarah LGA will lose high quality historical evidence of a residential development using Victorian Italianate stylistic influence, and a place significant for its historic values.

Should you wish to discuss any of the issues raised or require clarification please do not hesitate to contact Council's Coordinator Strategic Planning, Rita Vella on 9330 9437.

Yours Sincerely



Rod Logan
Director – Planning & Environmental Services