



Office of
Environment
& Heritage

DOC18/125451
SSD-8894

Mr David Gibson
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Gibson

St Leonards Private Hospital – Tower B (Detailed Design and Construction - 12 Frederick Street, St Leonards (SSD-8894) – Environmental Impact Statement

Thank you for your letter of 26 February 2018 to the Office of Environment and Heritage (OEH) seeking comments on the Environmental Impact Statement (EIS) for the proposal. OEH provides the following comments and recommendations.

Ecology

The EIS confirms that no additional tree removal or other associated impacts are proposed as part of the Tower B development (pages 69 and 71). Reference is made to OEH's decision (dated 30 January 2018) to waive the requirement for the State Significant Development (SSD) application to include a Biodiversity Development Assessment Report under section 7.9(2) of the *Biodiversity Conservation Act 2016*.

Building Design

OEH recommends that if possible Tower B incorporates a Green Roof or Cool Roof into the design of the building. The benefits of Green Roofs and Cool Roofs are outlined in the OEH (2015) Urban Green Cover in NSW Technical Guidelines which can be found at the following link:
<http://climatechange.environment.nsw.gov.au//Adapting-to-climate-change/Green-Cover>

Green roofs are roof surfaces that are partially or fully vegetated. Cool roofs use reflective material to reflect and emit more solar energy than dark coloured roofs. Green roofs and cool roofs can have a strong regulating effect on the temperature of roofs and building interiors, reducing the energy needed for cooling and the impact of the Urban Heat Island effect. The provision of an Intensive Green roof would increase habitat and biodiversity at the site, particularly if local native plant species are used from the relevant native vegetation community.

Should you have any queries regarding this matter, please contact Janne Grose on t:8837 6017 or e: janne.grose@environment.nsw.gov.au

Yours sincerely

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