

PLANNING & INFRASTRUCTURE
Planning Unit

18 April 2018

David Gibson
Team Leader
Social Infrastructure Assessments
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention Adam O'Connor

Dear Sir,

**Re: SSD 8894 Tower B (Detailed Design and Construction) at 12 Frederick Street,
St Leonards**

I refer to your letter dated 26 February 2018 notifying Council of the above State Significant Development Application.

Council staff's response is attached for information.

It is requested that the Department keep Council directly informed of the progress of these applications.

If you have any further enquiries please contact Jane Gibson, on 9777 7672.

Yours faithfully



IAN ARNOTT
PLANNING MANAGER

ENGLISH

If you do not understand this document, please visit Council's Administration Building to discuss it with Council staff who will arrange an interpreter service. The Administration Building is located at 31 Victor Street, Chatswood and open from 8.30am to 5pm, Monday to Friday. Alternatively, you may ring the Translating & Interpreting Service on 131 450 to ask for an interpreter to contact Council for you. Council's phone number is (02) 9777 1000.

ARABIC

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ARMENIAN

Եթե չեք հասկանալ այս փաստաթուղթը, խնդրեմ այցելելք Բաղարային Խորհուրդի Վարչարանն Շենքը այդ մասին խոսելու: Բաղարային Խորհուրդի աշխատակիցներու հետ որևէ ձևի համար թարգման մը կը կարգադրեն: Վարչարանն Շենքը կը գտնուի՝ 31 Victor Street, Chatswood-ի բաց է կ.մ. 8.30 – կ.մ. 5.00, Երկուշաբթին մինչև Ուրբաթ: Կարելի է համա հեռաձայնել Թարգմանարանի Սպասարկություն 131450-ի խնդրել որ թարգման մը կապ հաստատու, Բաղարային Խորհուրդին հետ ձևի համար: Բաղարային Խորհուրդի հեռախոսի համարն է՝ (02) 9777 1000:

CHINESE SIMPLIFIED

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CHINESE TRADITIONAL

如果您不明白本文件，請前往市政府行政大樓，與市政府職員討論，市政府職員會安排傳譯員提供服務。行政大樓位於31 Victor Street, Chatswood，辦公時間是週一至週五上午8:30至下午5:00。此外，您也可以致電翻譯傳譯服務處，電話131 450，請傳譯員為您聯絡市政府，市政府的電話是(02) 9777 1000。

CROATIAN

Ako ne razumijete ovaj dokument, molimo vas otidite u administrativnu zgradu općine i razgovarajte s osobljem općine koje će vam organizirati usluge tumača. Zgrada općine se nalazi na adresi 31 Victor Street, Chatswood i otvorena je od 8.30 izjutra do 5 poslije podne, od ponedjeljka do petka. Druga mogućnost je da nazovete Službu prevoditelja i tumača (Translating and Interpreting Service) na 131 450 i da ih zamolite da vam nazovu općinu. Broj telefona općine je (02) 9777 1000.

GREEK

Αν δεν καταλαβαίνετε αυτό το έγγραφο, παρακαλούμε επισκεφθείτε το Κτίριο Διοίκησης της Δημαρχίας για να το συζητήσετε με το προσωπικό της Δημαρχίας που θα οργανώσει διερμηνεία για την ερμηνεία σας. Το Κτίριο Διοίκησης βρίσκεται στη διεύθυνση 31 Victor Street, Chatswood και είναι ανοιχτό από τις 08:30 π.μ. έως 5 μ.μ., Δευτέρα έως Παρασκευή. Διαφορετικά, μπορείτε να τηλεφωνήσετε στην Υπηρεσία Μεταφράσεων και Διερμηνείας στο 131 450 και να ζητήσετε από ένα διερμηνέα να επικοινωνήσει με τη Δημαρχία για λογαριασμό σας. Ο αριθμός τηλεφώνου της Δημαρχίας είναι (02) 9777 1000.

ITALIAN

Se avete difficoltà nel capire il presente documento, rivolgetevi all'Amministrazione Building del Comune e gli addetti municipali provvederanno a richiedere l'assistenza di un interprete. L'Amministrazione Building è situato al n. 31 di Victor Street, Chatswood ed è aperto dal lunedì al venerdì, dalle 8.30 alle 17. Oppure potete chiamare il Translating and Interpreting Service al 131 450 e chiedere loro di mettersi, per vostro conto, in contatto con il Comune. Il numero telefonico comunale è (02) 9777 1000.

JAPANESE

本文書が理解できない場合には、カウンスルの事務局にお越しいただければ、カウンスル職員が通訳サービスを手配の上で、ご相談に応じます。事務局の住所は、31 Victor Street, Chatswoodで、窓口受付時間は月曜から金曜の午前8時半から午後5時までです。他にも、電話131 450の翻訳通訳サービスにおかけの上、通訳士にカウンスルにつなぐように依頼することもできます。カウンスルの電話番号は、(02) 9777 1000です。

KOREAN

이 문서를 이해하지 못하실 경우 시의회 청사를 방문하셔서 시의회 직원과 이에 대해 협의하십시오. 시의회 직원이 통역사 서비스를 주선할 것입니다. 시의회 청사는 31 Victor Street, Chatswood에 위치하고 있으며 월요일에서 금요일, 오전 8시 30분에서 오후 5시까지 오픈합니다. 아니면 여러분이 직접 번역통역서비스에 131 450으로 전화하셔서 통역사에게 시의회에 연락하여 여러분과 연결하도록 요청하십시오. 시의회 직원번호는 (02) 9777 1000입니다.

**SUBMISSION TO SSD 17 8894 APPLICATION NORTH SHORE PRIVATE HOSPITAL (TOWER B) STAGE 2
DESIGN AND CONSTRUCT, 12 FREDERICK STREET ST LEONARDS**

1. ASSESSMENT OF ISSUES

1.1 LAND USE PERMISSIBILITY

a) Planning Proposal - PP_2015_WILLO_001_00

It is noted that the proposal to allow a hospital as a permitted use on the site has been made.

b) Tower B Concept Plan SSD 8499

The Concept Plan for Tower B was submitted as part of a Staged DA and is currently under assessment. Publically exhibited from 20 July – 18 August 2017. Response to submissions lodged 1 December 2017. This SSD Application was subsequently amended. This involved the change of use of the tower from *“medical consulting rooms, operating and procedure rooms, accommodation for health care workers, patients and visitors and other ancillary uses such as conference rooms and a gymnasium”* to *“health and medical purposes associated with the proposed health hub and ancillary to the Royal North Shore Hospital and North Shore Private Hospital, including medical specialist suites and associated allied health uses”* as proposed in the subject SSD. The Department of Planning and Environment website lists this application as still under Assessment.

c) Tower A Hospital SSD 16_7543

This Application, still currently under Assessment is for the construction of the main hospital. The proposed Tower B is designed to fit on the podium of Tower A and car parking for Tower B is provided for in the subject SSD in the basements below. SSD 16_7543 was amended at the same time as SSD 8499 to accommodate additional car parking required for the amended land use in Tower B.

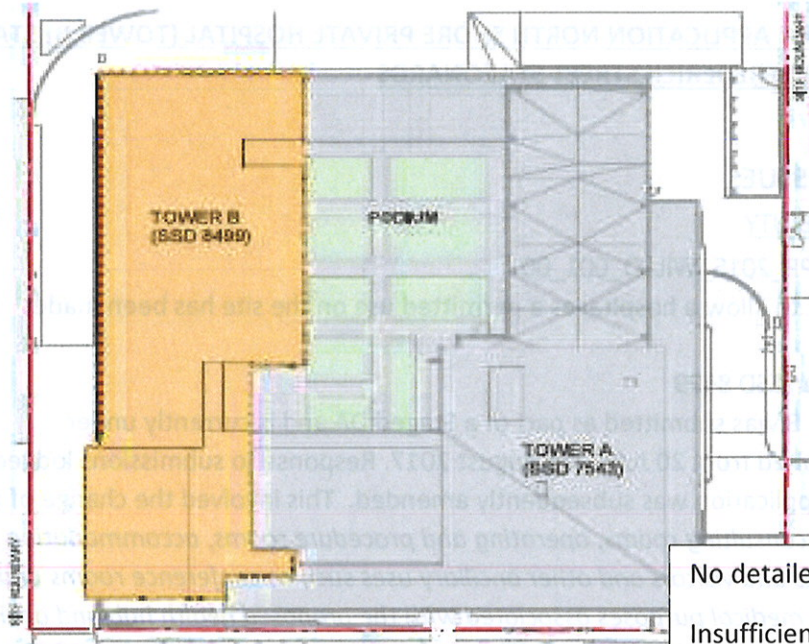
1.2 INSUFFICIENT DETAIL AND ERRORS IN DOCUMENTATION

Architectural and Landscape Plans

The Architectural Design Statement prepared by Billard Leece Partnership do not provide detailed DA level Architectural floor plans, which indicate information such as the location of the lift lobby, consulting room sizes and numbers, provision of waste storage rooms per floor etc. (Refer to extracts below, from page 13 and 16 of Report).

There are a number of inaccuracies in the Architectural Design Statement for example the Cover Page identifies Tower A in a prominent position, not Tower B and the document refers to “self-care accommodation” (page 8) which is now incorrect. This reflects a previous proposal.

In addition, no detailed Landscaping Plans for Tower B are provided. It is not sufficient to refer to the Tower A submission. In this regard there is an opportunity to provide greening in the form of a roof top terrace, green walls, pot plants etc. This issue has not been thoroughly developed.



No detailed floor plans provided.

Insufficient documentation submitted to undertake assessment.

LEGEND

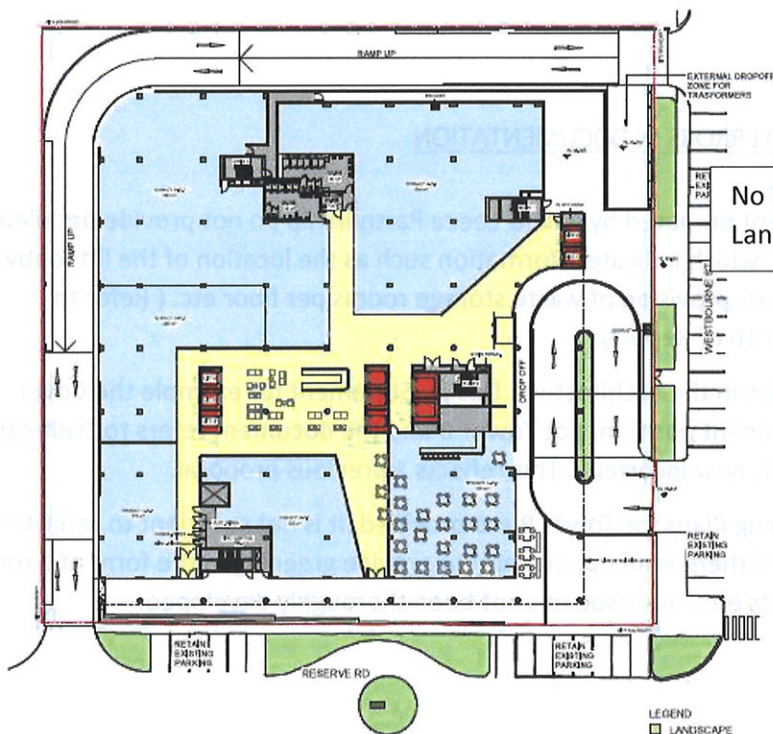


TOWER B



TOWER A + PODIUM

(REFERENCING SSD 7543)



No reference to Tower B
Landscaping or greening at all.

1.3 TRAFFIC AND PARKING

Traffic Assessment

Cardno Traffic engineers have reviewed the GTA Traffic Assessment Report and found a number of inadequacies in their assessment as detailed in the table below:

GTA Traffic Impact Assessment (8 February 2018)	Cardno Review
<p>Section: 4.1 Car Parking Requirements Page: 15 Report: <i>Adopting the Journey to Work private car mode split of 58 per cent for the medical suites component of the development would reduce the parking requirement by 63 spaces</i></p>	<p>It is unclear how the reduction of 63 car spaces has been derived. The report states that 58 percent of employees travel by private vehicles. The car parking rate adopts 1 space per medical professional and 1 per 2 support staff.</p> <p>There are 82 medical professionals and 5 medical officers in Tower A, and a further 76 medical professionals in Tower B with an overall total of 163 professionals that would be dedicated 1 space under the DCP requirement. Adopting the reports adoption of 58% private vehicle use (i.e. 42% travel via other modes), translates to 95 professionals who travel via private vehicle, a reduction of 68 car parking spaces. Irrespective of the above, the Journey to Work Data indicates that the provision of 1 space per 2 support staff / other employees is in fact insufficient. It is recommended that if the JTW data is relied upon to determine the car parking rate then this should apply to all employees.</p>
<p>Section: 4.1 Car Parking Requirements Page: 16 Report: <i>the retail should be excluded from the parking calculations, resulting in a total on-site parking requirement (including the above reduction of 63 spaces) of 316 spaces.</i></p>	<p>The proposed retail component has a floor area of 610m² requiring 24 car parking spaces as per Council's DCP. This floor spaces is relatively large when compared to ancillary facilities (e.g. cafes) which would be smaller in size.</p> <p>Parking provision should be provided for staff of the retail facility based on expected staffing levels. A condition of consent should be considered that restricts the type / size of retail use to ensure the facility remains ancillary.</p>
<p>Section: 4.1 Car Parking Requirements Page: 16 Report: <i>the proposed development would incur a loss of 24 on-street parking spaces on Reserve Road and Westbourne Street due to driveway access placement. It is proposed that this loss in on-street parking is provided within the development thus resulting in a requirement of 340 parking spaces. The nature of the current on-street parking along Reserve Road and Westbourne Street is paid parking. Therefore, this replacement in parking provision would be effectively like-for-like in nature, assuming that car parking pricing is consistent with the existing Royal North Shore Hospital multi-storey car parks and / or the existing on-street parking.</i></p>	<p>It is agreed that the pricing scheme for the replaced paid parking should reflect that of the current on-street conditions.</p> <p>The access to / from the replaced public car parking spaces need to be publically accessible at all times. This may require the strategic placing of security boom gates / roller shutters to ensure public spaces remain accessible at all times and appropriately advertised at street level.</p>
Section: 5.1 Traffic Generation	It is requested that further information is required as to the

<p>Page: 18</p> <p>Report: <i>the traffic generation of the development has been summarised in Table 5.1 with trip rates estimated from surveys comparable facilities as follows:</i></p> <p><i>Medical centre rates based on six survey sites within the Sydney region with similar public transport characteristics to St Leonards</i></p> <p><i>Hospital rates based on surveys of several urban hospitals, including Royal North Shore, Westmead, Concord Repatriation, Wollongong, Randwick, Nepean, Liverpool and Royal Prince Alfred</i></p>	<p>selection process for the medical centre comparison sites. Cardno does not necessarily object to the use of comparison sites however it is not clear where these sites are, the source of traffic data (e.g. RMS, independent surveys etc).</p> <p>It is relevant to note that the RMS have commissioned updates to its RMS Guide, which includes medical centres. It is unclear if the GTA assessment relies upon this study however it is recommended that clarity is provided within the GTA report to how the adopted trip generation rates were adopted.</p> <p>This also applies to the adopted hospital rates. For information, the GTA assessment dated 23 June 2017 for the concept approval adopted the RMS Guide trip generation rates.</p>
<p>Section: 5.4.1 Implement Additional Approach Lanes</p> <p>Page: 24</p> <p>Section: 5.4.2 Upgrade Intersection to a Roundabout</p> <p>Page: 26</p> <p>GTA email dated 13/03/2018, received by Cardno 29/03/2018.</p> <p>WARREN Smith & Partners roundabout design dated 19/03/2018</p>	<p>Based on the analysis, in terms of intersection performance, the junction of Herbert Street and Westbourne Street performs better under roundabout control.</p> <p>Due to the modified cycle lanes and retrofitted design, it is recommended that an independent Road Safety Audit be prepared to inform the detailed design. The findings of the audit should be incorporated into the final design. There is concern that the retrofitted roundabout design may result in unsafe conditions for all road users.</p> <p>However, it is also recommended that traffic signals be investigated at this location with a summary (intersection performance) provided to compare the three potential mitigation options. Cardno has recently received correspondence demonstrating that the RMS signal warrants may not be met based on the future traffic and pedestrian conditions. However the email, dated 13/03/2018 (authored by Nicole Vukic) is unclear and contains a potential typographical error which may or may not change the conclusion drawn by GTA. The current RMS Signal Warrant criteria for (a) Traffic Demand (as per Traffic Signal Design, Section 2 – Warrants, Version 1.4) calls for “<i>the minor road flow exceeds 200 vehicles / hour in one direction</i>”, not “each” direction as stated in the 13/03/2018 email. It is requested that the assessment of the signal warrant be revised.</p> <p>In the event that the selected upgrade design results in the loss of publically available on-street parking, this should be accommodated within the proposed development site or in another location to the satisfaction of Council.</p> <p>It is noted that Cardno has recently received an alternate roundabout design which shows a trafficable island of 6m diameter. The SIDRA modelling shown in the GTA assessment indicates a 10m diameter. It is unclear if the reduced diameter will impact on the availability of gaps and traffic speed through the roundabout. It is requested that the proposed roundabout diameter be appropriately modelling in SIDRA to support the proposed design.</p>

1.4 MONITORING OF THE GREEN TRAVEL PLAN (GTP)

In order to ensure that the GTP continues to provide the most up to date information to staff and patients on sustainable travel options available, it is recommend that a Travel Plan Coordinator be appointed to monitor and modify the GTP to meet the sustainable transport objectives of the site.

1.5 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The ESD Report prepared by DSA Consulting, November 2017 refers to, *“the current concept stage of the design does not incorporate and construction details... allow for design development to proceed”*. This application is for a DA, not concept stage therefore more detail is required.

a) **Water**

It is noted that the DSA report states that a *“design goal for the development is to minimize usage of water generally so that site discharges are also minimized, and to collect and reuse roof rain water to minimize mains water usage”* (page 7). Accordingly the DSA report contains a range of recommendations achieve this goal:

- *“All separate sections of the building and high usage plant and equipment should have individual water meters installed to allow for a usage monitoring and reporting.”*
- *Fixtures and fittings should have the following ratings: WC’s will have a 3 Star Rating, Basin taps generally will have a 5 Star Rating and Shower heads will have a 3 Star Rating (Maximum available).*
- *Cooling towers, being large water consumers, should aim to reduce water consumption to below six cycles.*
- *Collection of roof storm water is proposed. Preliminary appraisal of likely system sizing to suit the development indicate that a tank in the order of 100,000 litres would be appropriate, subject to detailed design assessment”*
- *Amenities will be ventilated to minimum requirements of AS 1668.2 to provide acceptable ventilation.*
- *A Full Direct Digital Controls for all Mechanical Services are to be installed forming a Building Monitoring and Control System (BMCS).”*

This should be enforced by a condition of consent.

b) **Lighting**

The DSA report states that *“extensive use of LED light fittings is proposed and where larger fluorescent fittings are required these will be of the T5 lamp with electronic ballast type.”*

However, although mentioned in the Architectural Design Statement, no details or plan of proposed lighting of the facility are provided in the Application.

Lighting has the potential to impact on the amenity of surrounding developments. It is therefore requested that details in the form of a plan and details together with an assessment of the proposed lighting against relevant standards for hospitals be provided for example:

- AS/NZS 1428.2-1992 Design For Access And Mobility;
- AS/NZS 1158 External Lighting – Roads and Public Spaces;
- AS/NZS 4485.1-1997 Security for Health Care Facilities;
- AS/NZS 2293-2005 Emergency Lighting & Exit Signage; and
- The Building Code of Australia - Section J.

- This should be enforced by a condition of consent.

c) **Waste Management**

The Waste Management Plan does not provide specific information about where waste bins will be located on each floor, where they will be collected from and who will collect the bins. For example how many waste bins in total are required and how often is clinical waste collected by SteriHealth Pty Ltd. From where do the waste bin collection vehicles enter the site?

The ESD Report notes that waste and recycling streams should be segregated within the building and that facilities for separated waste should be indicated on all plans. No such detail has been provided.

1.6 **EMPLOYMENT GENERATED**

The SEE notes that additional jobs will be created. Refer to Section 5. However no data is provided on number of jobs to be provided. Need evidence of the total number of temporary and permanent jobs likely to be generated as part of the construction and use of Tower B.

The QS Report refers to 330 construction workers and 110 full time workers. No other detail is provided e.g. assumptions supporting the figures etc.

1.7 **ACOUSTIC IMPACTS**

Acoustic Report refer to residential, no residential component is now proposed. Report needs to be updated.

We note that the Acoustic Impact Report does not appear to refer to the *NSW EPA Industrial Noise Policy Amenity Criterion (To Hospital Wards)* or other relevant standards for *Health Buildings – Office Areas, Consulting Rooms and Surgeries*.

1.8 **BCA**

The Architectural Plans need to identify the location of the Fire Control Room in accordance with Clause E1.8 of the BCA and update plans in accordance with the requisite travel distances.

1.9 **SIGNAGE DETAILS**

No details or plan of proposed signage for the facility are provided in the Application. We note that the EIS does not contain an assessment of signs against the provisions of SEPP 64 Advertising & Signage.

Recommendation:

Signage plan, details and assessment against relevant provisions of SEPP 64 Advertising & Signage be provided for review prior to determination of the application.

2. SUMMATION AND CONCLUSION

Council and their specialist consultants have reviewed the SSD 17_8894 Application for the construction of Tower B of the North Shore Private Hospital development at 12 Frederick Street St Leonards.

While it is agreed that the proposed development is generally consistent with the SSD Concept Application for Tower B currently being assessed by the Department of Planning & Environment, there appears to be a number of errors, gaps in information and unjustifiable conclusions contained in the submitted SSD Application documentation. These raise concerns and in some cases preclude detailed assessment of the potential impact of the proposed development on the surrounding St Leonards precinct. Accordingly recommendations and suggested Consent Conditions are requested to ensure the impacts of the development on the surrounding St Leonards precinct can be fully assessed and are minimised.

The proposal is consistent with the objectives with the rezoning. Council staff generally supports the proposal and use of the site for hospital purposes. Although the traffic management of the intersection at Westbourne and Herbert Streets has not concluded, Council staff have been in consultation with the applicant to resolve this issue.

Other issues relate to addressing the potential impacts on the surrounding locality. It is considered reasonable to require the information required in this submission at this stage, in order to address the identified issues of concern prior to the determination of the SSD Application. Council staff seek to discuss any of the issues raised above in order to expedite a successful outcome of this Application.

Suggested conditions and additional information are listed below under the headings contained in the preceding submission report:

3. REQUIRED ADDITIONAL INFORMATION AND SUGGESTED CONSENT CONDITIONS

LAND USE PERMISSIBILITY:

Recommended Consent Conditions:

1. "This consent is subject to the approval of State Significant Development Application 8499 by the NSW Minister for Planning & Environment or his delegate."
2. "This consent is subject to the approval of State Significant Development Application 16_7543 by the NSW Minister for Planning & Environment or his delegate."

INSUFFICIENT DETAIL AND ERRORS IN DOCUMENTATION:

Architectural and Landscape Plans

Recommendation:

- > Detailed DA level Architectural Floor Plans and Landscape Plans are to be provided to enable accurate assessment of the proposed development. These plans are to include details of all room uses, windows, doors, access arrangements etc and details of any proposed landscape treatments.

Traffic and Parking

Recommendations:

- > Journey to Work Data indicates that the provision of 1 space per 2 support staff / other employees is insufficient, therefore the number of car parking bays provided needs to be reviewed.
- > Parking provision should be provided for staff of the retail facility based on expected staffing levels. The type / size of retail use may need to be restricted to ensure the facility remains ancillary and the number of parking bays provided accommodates this use. Clarification is sought.
- >
- > Further information is required as to the selection process and criteria for the comparison of medical centre sites.
- > It is recommended that traffic signals be installed at the Westbourne / Herbert Street intersection, noting that the results of the signal warrant assessment. .
- > Condition E14 as detailed in the Draft conditions for Tower A should also be included as a condition for Tower B, ie
- > Prior to the final occupation of the building, the Applicant must demonstrate to the satisfaction of the Certifying Authority that road upgrade works at the Herbert Street/Westbourne Street intersection have been completed to maintain the 2026 pre-development level of service. The final design of the upgrade works is to be determined in consultation with, and to the agreement of, Council, with consideration given to RMS's "NSW Bicycle Guidelines". Evidence of the Council agreement is to be submitted to the Certifying Authority and the Department for information prior to the commencement of the upgrade works.

MONITORING OF THE GREEN TRAVEL PLAN (GTP):

Recommended Consent Condition:

1. The Applicant is required to appoint a Travel Plan Coordinator (TPC) to oversee the ongoing implementation of the Green Travel Plan. Details of their role and tenure are to be approved by Council prior to Occupation of the Development.

ECOLOGICALLY SUSTAINABLE DEVELOPMENT:

Water

Recommended Consent Condition:

1. In order to minimize usage of water generally so that site discharges are also minimized, and to collect and reuse roof rain water to minimize mains water usage the following ESD measures are to be incorporated into the development to the satisfaction of Council prior to the issues of any Construction Certificate for the development:
 - a) "All separate sections of the building and high usage plant and equipment should have individual water meters installed to allow for a usage monitoring and reporting."
 - b) Fixtures and fittings should have the following ratings: WC's will have a 3 Star Rating, Basin taps generally will have a 5 Star Rating and Shower heads will have a 3 Star Rating.
 - c) Cooling towers, being large water consumers, should aim to reduce water consumption to below six cycles.
 - d) Collection of roof storm water is proposed. Preliminary appraisal of likely system sizing to suit the development indicate that a tank in the order of 100,000 litres would be appropriate, subject to detailed design assessment"

- e) Amenities will be ventilated to minimum requirements of AS 1668.2 to provide acceptable ventilation.
- f) A Full Direct Digital Controls for all Mechanical Services are to be installed forming a Building Monitoring and Control System (BMCS)."

Lighting

Recommendation:

A Lighting plan is to be provided as part of the DA documentation. The Report should provide lighting details, and assessment against relevant standards.

Waste

Recommendation:

A detailed Waste Management Plan linked to specific Architectural floor plans is required to be developed. If a Green Star Assessment Report is submitted this issues can be Conditioned as part of the Consent.

ESD Generally

Recommendation:

A detailed Green Star Assessment achieving 4 Stars is to be submitted with this DA (as recommended by ESD Report, page 15). The Assessment needs to be undertaken by a reputable agency such as the Green Building Council of Australia.

EMPLOYMENT GENERATED:

Recommendation:

That the Proponent provide details on total number of jobs to be provided during construction and operationally to inform the assessment of the traffic and transport impacts of the proposed development.

ACOUSTIC IMPACTS:

Recommendation:

It is recommended that the Acoustic Report be updated to reflect the Tower B proposal and to incorporate the assessment of the proposed medical uses against the NSW EPA *Industrial Noise Policy Amenity Criterion (To Hospital Wards)* or other relevant standards for *Health Buildings – Office Areas, Consulting Rooms and Surgeries policy*.

BCA COMPLIANCE:

Recommendation:

That a full BCA report be provided to address the provision of the Fire Control Room and the requisite travel distances indicating consistency with relevant BCA standards.

SIGNAGE:

Recommendation:

Signage plan, details and assessment against relevant provisions of SEPP 64 Advertising & Signage are to be provided for review prior to determination of the application.

