

07124  
26 July 2007

Department of Planning  
Level 1  
23-33 Bridge Street  
SYDNEY NSW 2000

Attention: Oliver Klein

Dear Mr Klein

**JUSTINIAN HOUSE REDEVELOPMENT FOR MEDICAL RESEARCH FACILITY – PRELIMINARY ENVIRONMENTAL ASSESSMENT**

We are writing on behalf of Savills Australia, who have been engaged by St Vincents and Mater Health Sydney Limited, the proponent for the redevelopment of Justinian House at 18-22 Sinclair Street, Wollstonecraft for the purpose of a medical research facility.

The purpose of this letter is to:

- seek the opinion of the Minister for Planning that the proposed development is of the kind described in Item 19 (Medical research and development facility) of Schedule 1 (Classes of development) of State Environmental Planning Policy (Major Projects) 2005, and is therefore a 'major project' requiring the approval of the Minister under Part 3A of the Environmental Planning & Assessment Act, 1979; and
- request the Director General to issue the environmental assessment requirements as to the scope of documentation and assessment in the preparation of an Environmental Assessment Report to accompany a Project Application for the proposed development.

This letter provides information on the following to assist the Department:

- Project Outline;
- Site Description;
- Part 3A Major Project Criteria;
- Relevant Planning Instruments and Controls; and
- Preliminary Environmental Assessment.

**1.0 PROJECT OUTLINE**

The redevelopment of Justinian House will enable the establishment of the world's largest melanoma research and treatment centre adjacent to the Mater Hospital at Wollstonecraft in Northern Sydney. It will be operated by the Sydney Melanoma Unit. The new facility is seen by St Vincents and Mater Health Sydney Limited as critical in attracting world class researchers, accommodating teaching and evidence-based treatment, while providing valuable treatment and therapy for public and private melanoma patients from across NSW.

Preliminary indicative plans of the proposed medical research and treatment facility prepared by Daryl Jackson Robin Dyke Pty Ltd are enclosed.

The proposed new medical research facility will consolidate the functions of the existing Sydney Melanoma Unit facilities which are currently housed in temporary premises in Eden Street, North Sydney and at Royal Prince Alfred and Westmead Hospitals. It will include:

- Reception area and lobby;
- Patient interaction and treatment facilities including day procedures unit, infusion suite and consultation rooms;
- Research facilities including workspaces for scientists, biospecimen bank and “wet” laboratories;
- Conference and education facilities, including meeting rooms, library and a 100-seat auditorium;
- Pharmaceutical dispensary; and
- Administration and fund-raising facilities including board room and staff amenities.

The medical research facility is proposed to be accommodated in a new purpose built 2-3 storey building, with two levels of basement carparking for the use of patients and staff. Once fully operational in 2014, the new facility will be staffed by around 90 persons, in a variety of academic, treatment and administrative roles.

Various patient and administrative functions associated with the medical research and treatment facility will be accommodated in the adjacent Mater Hospital, including in-patient care, additional operating theatres, pathology and building services.

### **1.1 Subdivision and demolition**

Separate applications for the subdivision of the site and demolition of the existing building on the site will be lodged as Development Applications with North Sydney Council under Part 4 of the EP&A Act. The proposed subdivision and demolition do not form part of the Part 3A Application.

### **1.2 Capital Investment Value**

The capital investment value of the medical research facility is \$18 million. It comprises a \$12 million donation to St Vincents and Mater Health Sydney Limited from a private benefactor, and a \$6 million grant from the Commonwealth Department of Health and Ageing.

## 2.0 THE SITE

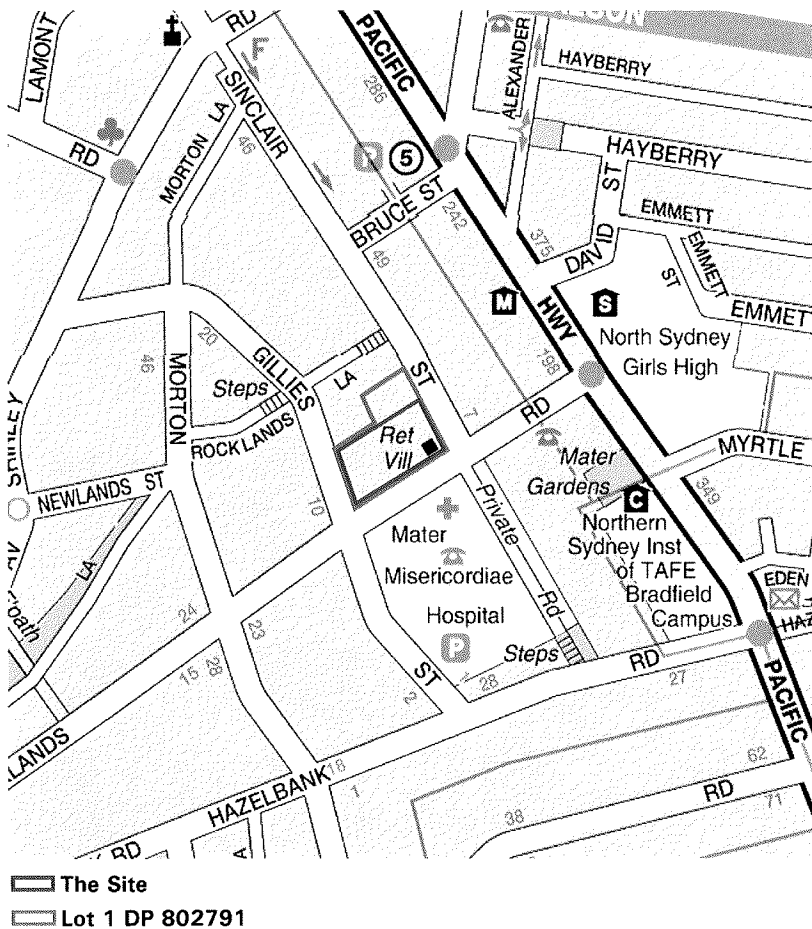


Figure 1 – Location Plan

The subject site is a rectangular parcel of land that is located in the North Sydney Council area at Rocklands Road in Wollstonecraft between Sinclair and Gillies Street. The site currently forms part of a larger L-shaped parcel known as 18-22 Sinclair Street, Wollstonecraft. The location of the site is shown in **Figure 1**.

The parcel of land on which the site is located is described as Lot 1 DP 802791 which has a total area of 4,588 m<sup>2</sup>. After subdivision, the site of the proposed medical research facility will have an area of approximately 3,545 m<sup>2</sup>.

St Vincents and Mater Health Sydney Limited is currently purchasing the site from Catholic Health Care Services Ltd and takes ownership on 31 December 2007.

The site slopes relatively steeply from the higher elevation along the Sinclair Street frontage at RL 88 on the eastern boundary to the lower elevation along the Gillies Street frontage at RL 78 on the western boundary.

The site currently accommodates a 3-4 storey brick building known as Justinian House, which is a licensed aged care facility providing low care (hostel) accommodation for potentially up to 80 persons. The land on which the facility is located is owned by the Sisters of Mercy, and Justinian House is managed by Catholic Healthcare. Justinian House is expected to cease operations by 31 August 2007, and ownership of the site will be transferred to St Vincents and Mater Health Sydney Limited on 31 December 2007. Current residents in Justinian House have been relocated to alternate facilities owned by Catholic Healthcare, primarily in northern Sydney.

Approximately 30 staff are currently employed in Justinian House. Vehicle and pedestrian access is available off Rocklands Road and Sinclair Street.

Vegetation on the site is limited to perimeter plantings of native and exotic trees and shrubs, and includes mature Camphor Laurel street trees.



Figure 2 – Photograph of the site (view of Rocklands Road entrance)



Figure 3 – Photograph of the site (view of corner of Sinclair Street and Rocklands Road)

#### Surrounding Development

Land to the east of the site on the opposite side of Sinclair Street is zoned Residential B and C in the *North Sydney Local Environmental Plan 2001*, and contains 3-9 storey residential flat buildings (including the heritage-listed former Mater Misericordiae Maternity Hospital). Further east, on the Pacific Highway, are 3-12 storey commercial, retail and tourist premises zoned Mixed Use.

To the south of the site on the opposite side of Rocklands Road is the main Mater Hospital campus, including its main pedestrian and vehicle entrance. That site is zoned Special Uses-Hospital. Adjacent to the Hospital on the corner of Gillies Street is a large heritage-listed dwelling house. The recently approved Mater Clinic will be located in a new facility adjoining the Mater Hospital on its western frontage (at 3-9 Gillies Street).

To the west of Justinian House on the opposite side Gillies Street are medium density townhouses that are zoned Residential C. Further to the west is a mix of detached dwelling houses and medium density residential development.

To the north of the site is a mix of detached dwelling houses and medium density residential flat buildings. Immediately adjoining the site of the proposed medical research facility to the north on the Sinclair Street frontage are detached dwelling houses. The two single-storey dwellings fronting 20 and 22 Sinclair Street which are owned and occupied by the Sisters of Mercy are currently on the same lot as the site, and are proposed to be subdivided into two separate lots.

Sydney Buses route 265 (from McMahons Point to Lane Cove/Greenwich via Crows Nest), and school bus route 687 travel along Rocklands Road, and a large bus shelter has been constructed by North Sydney Council on the Rocklands Road frontage to Justinian House. Visitors to the Mater Hospital and commuters use streets around Justinian House for short- and long-term parking.

### 3.0 PART 3A MAJOR PROJECTS CRITERIA

Clause 6 of the Major Projects SEPP states that development, that in the opinion of the Minister, is of a kind referred to in Schedule 1 (Classes of development) is declared to be a project to which Part 3A of the EP&A Act applies.

Item 19 in Schedule 1 of the Major Projects SEPP identifies the following development:

***“Medical research and development facility***

*Development for the purpose of health, medical or related research (which may also be associated with the facilities or research activities of a NSW Government Area Health Service, a University or an independent medical research institute) and that:*

- (a) has a capital investment value of more than \$15 million, or*
- (b) employs 100 or more people.”*

The proposed development is a *medical research and development facility* with a capital investment value greater than \$15 million as identified above.

### 4.0 RELEVANT PLANNING INSTRUMENTS AND CONTROLS

#### **Overview of Planning Instruments applying to the site**

The following planning instruments and policy documents are of key relevance to the proposed development:

- State Environmental Planning Policy (Major Projects) 2005;
- State Environmental Planning Policy No 11 – Traffic Generating Developments;
- State Environmental Planning Policy No 55 – Remediation of Land;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- North Sydney Local Environmental Plan 2001; and
- North Sydney Development Control Plan 2002.

### Existing Zoning Provisions

The zoning and other key relevant provisions of the *North Sydney Local Environmental Plan 2001* are set out in **Table 1** below.

*Table 1 – Key existing zoning provisions*

Issue	Standard
<b>Zone</b>	Residential C
<b>Permissible uses</b>	Educational establishments; hospitals (amongst other uses)
<b>Height</b>	12 metres / 3 storeys
<b>Building height plane</b>	Commencing at 3.5 metres above existing ground level, and projected at an angle of 45 degrees, at all points from each of the boundaries of the site
<b>Landscaped area</b>	If site area greater than 900m <sup>2</sup> , at least 60% of site area to be landscaped

In the North Sydney Local Environmental Plan 2001, the following land use definitions apply:

**“hospital** means a building or place used as:

- (a) a hospital, or
- (b) a sanatorium, or
- (c) a medical centre, or
- (d) a nursing home, or
- (e) a home for aged persons, infirm persons, incurable persons or convalescent persons, whether public or private, and includes a shop or dispensary used in conjunction therewith, but does not include an institution.”

**“educational establishment** means a building used as a school, college, technical college, academy, lecture hall, gallery or museum, but does not include a building used wholly or principally as an institution or child care centre.”

Key controls and other relevant provisions of the North Sydney Development Control Plan 2002 are set out in **Table 2** below.

*Table 2 – Key DCP controls*

Issue	Standard
Car parking	Hospitals 1 space / 6 beds + 1 space / 4 staff Medical centres Proposals must include traffic report accurately predicting traffic generation based on similar sized medical centres Outside North Sydney Centre, Milsons Point and St Leonards 4 spaces / 100m <sup>2</sup>
Waverton / Wollstonecraft character statement	[Includes] a limited number of non-residential uses – waterfront industrial, defence, hospital and school – [that] coexist peacefully with the residential character without adverse effect.
Upper Slopes character statement	Hospital development on the Mater Hospital land ... is residential in scale, similar to attached dwellings and smaller apartment buildings – with bulk and scale of larger buildings broken down into a number of elements.

## 5.0 PRELIMINARY ENVIRONMENTAL ASSESSMENT

It is requested that the Director General issue the requirements for an environmental assessment to accompany a Project Application for the proposed development. The requirements will identify the key issues to be addressed, the level of assessment required in relation to these issues and any other requirements in accordance with the environmental assessment guidelines.

The key environmental considerations associated with the proposed redevelopment of Justinian House are as follows:

- site suitability;
- built form; — visual amenity
- streetscape; — urban design + landscaping
- impact on adjoining properties;
- transport and access;
- infrastructure connections;
- social and economic issues;
- ESD – energy efficiency and sustainability;
- heritage impacts;
- waste management;
- construction impacts; and
- potential site contamination.

### 5.1 Site suitability

The site is situated in an area zoned Residential C under the *North Sydney Local Environmental Plan 2001*. Hospitals and medical centres are permissible with consent in this zone.

The Sydney Mater Hospital is located opposite the redevelopment site (on land zoned Special Uses-Hospital), and the recently approved Mater Clinic (on land zoned Residential B) is around 150 metres south of the site at 3-9 Gillies Street Wollstonecraft. It is considered the proposed redevelopment of Justinian House for the purposes of a world class medical research and treatment facility is consistent with the generally medical and medium density residential character of the district and the zone.

Further, the environmental assessment report will consider:

- Adequacy of existing infrastructure;
- Accessibility and suitability of site; and
- Compatibility with surrounding land uses.

### 5.2 Built form

To ensure the built form of the proposed medical research facility complements adjoining residential and nearby medical premises, the following matters will be addressed in the environmental assessment report:

- Bulk, scale and height of the building envelope;
- Form, modulation and articulation of the building; and
- Suitability of materials and finishes.

### 5.3 Streetscape

To ensure the proposed development provides an appropriate frontage to the streetscapes of Rocklands Road, Sinclair and Gillies Streets, the environmental assessment report will consider:

- Presentation of the building to the street, including considering the sloping topography;
- Driveway entrances and locations; and
- Landscaping of open space, building setbacks and street trees.

### 5.4 Impact on adjoining properties

To ensure the proposed medical research and clinical treatment facility provides minimal impact on adjoining residential properties, the environmental assessment will address:

- Impact on access to sunlight and overshadowing;
- Maintaining visual and acoustic privacy; and
- Sharing of views.

### 5.5 Transport and access

A transport and access report will be prepared that will address:

- traffic generation and potential impacts and capacity of surrounding roads;
- car parking, including provision, operation and driveway access;
- service and delivery movements;
- pedestrian access including to and from the Mater Hospital; and
- public transport.

### 5.6 Infrastructure connections

The provision of secure, sophisticated and quality telecommunications infrastructure and utility services are essential for the establishment and operation of the proposed research facility. Therefore, an assessment of the adequacy of the following utilities to service the facility, while maintaining connections to nearby premises including the cottages at 20 and 22 Sinclair Street, will be prepared. Matters to be addressed are:

- Electricity including ensuring the facility can maintain operations during breakdown of supply, the Energy Australia substation on the Gillies Street boundary of the site, undergrounding of existing powerlines on all street frontages;
- Water supply;
- Sewer, including ensuring existing sewer connections running through the site are protected;
- Gas;
- Telecommunications, including security of telephony and data services to the medical research and clinical treatment facility and its partner facilities; and
- Stormwater management and drainage.



## 5.7 Social and economic issues

The redevelopment of Justinian House facilitates the establishment of a research and treatment facility that will provide significant social benefits to Sydney, particularly its northern suburbs. An assessment of the following impacts will be prepared:

- Benefits to the community of the social value of the new medical research and clinical treatment facility;
- Number of new jobs (construction and operation) generated by the new medical research and clinical treatment facility; and
- Impact of the closure of Justinian House on aged persons currently residing in the facility.

## 5.8 ESD – energy efficiency and sustainability

St Vincents and Mater Health Sydney Limited have lodged an expression of interest to the Green Building Council of Australia to test the new medical research and clinical treatment facility against the Green Star – Healthcare PILOT rating tool.

The Greenstar rating tool will address the energy and water consumption of the new medical research and clinical treatment facility, as well as matters such as indoor air quality, emissions and building materials.

## 5.9 Stormwater management

The sloping topography of the site means that flows of stormwater both during construction and the operation of the facility must be managed. A stormwater management plan will be included in the environmental assessment.

## 5.10 Heritage issues

Justinian House is not a heritage item and there are no known archaeological items on site. However the *North Sydney Local Environmental Plan 2001* identifies two heritage items in the vicinity of the site (13 Gillies Street and 7 Sinclair Street [former Mater Misericordiae Maternity Hospital]). Number 7 Sinclair Street is also listed on the State Heritage Register and the Royal Australian Institute of Architects' Register of Significant 20th Century Significant Buildings.

A study of the impact of the development on these items and their curtilage will be included in the assessment.

## 5.11 Waste management

An assessment of the waste management facilities and procedures in the completed development, in particular the treatment of contaminated and pathological waste, will need to be undertaken as part of the environmental assessment for the new medical research facility.

## 5.12 Construction

Consideration of construction management issues and impacts will be included in the EAR in relation to:

- erosion and sediment control measures;
- construction traffic;
- public and pedestrian safety;
- noise;
- dust management;
- materials storage and waste management.

A detailed construction management plan will be prepared for the project after a builder has been engaged by the proponent and prior to works.

### 5.13 Potential site contamination

As identified by the Hazardous Materials Survey Report prepared by New Environment for Catholic Healthcare Limited in August 2006, asbestos and some other hazardous materials may be present in the current Justinian House. The environmental assessment report will address the recommendations contained within the Hazardous Materials Survey to minimise any adverse impacts of these hazardous materials on the local environment.

## 6.0 CONSULTATION

St Vincents and Mater Health Sydney Limited and its consultants will be conducting a consultation program with surrounding residential communities and North Sydney Council.

This consultation is scheduled to include:

- at least one information session with surrounding residents prior to lodgement of the Part 3A Project Application to the Department of Planning;
- one briefing session for North Sydney Councillors during the preliminary stage of assessment of the Part 3A project by the Department of Planning; and
- one further briefing session for North Sydney Councillors during the public exhibition of the Part 3A Major Project Application.

Prior to lodgement of this preliminary environmental assessment report, St Vincents and Mater Health Sydney Limited and its consultants have met with the Mayor of North Sydney and have also held a formal Pre-Application meeting with senior planning staff of the council. Both council staff and Councillors have indicated they are generally supportive of the project.

On 25 July 2007, St Vincents and Mater Health Sydney Limited, Sydney Melanoma Unit and its consultants conducted a community information session for residents surrounding the site. The information session involved a presentation of the proposed development concept and feedback from residents. The issues raised by residents include the following:

- Timing of demolition/construction, particularly in relation to timing of construction work on nearby sites with development approvals;
- Traffic generation on residential streets;
- No. of car parking spaces on site to cater for the development;
- Access between the site and adjacent Mater Hospital;
- Stormwater management on site and surrounding streets;
- Architectural materials and finish;
- Need for dilapidation survey of adjacent buildings;
- Consistency with current residential zoning and planning controls;
- Potential to retain the pool and chapel on site; and
- Future plans for dwelling houses to the immediate north of the site.

## 7.0 CONCLUSION

In conclusion, we request the Minister for Planning form the opinion that the proposed redevelopment of Justinian House for a medical research facility is development of the kind described in Schedule 1, Item 19 of the *State Environmental Planning Policy (Major Projects) 2005*, and therefore is a 'major project' under Part 3A of the EP&A Act. Further, we request the Director General issue the requirements for an Environmental Assessment Report to accompany a Project Application for the proposed medical research facility.

Should you have any queries about this matter, or require any additional information, please do not hesitate to contact the undersigned on 9956 6962.

Yours faithfully



Kathryn Werner  
*Principal Planner*

Enc. Plans prepared by Daryl Jackson Robin Dyke Pty Ltd