

12069
10 July 2012

Mr Sam Haddad
Director General
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Alan Bright

Dear Mr Haddad

**REQUEST FOR DIRECTOR-GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
ST VINCENTS AND MATER HEALTH SYDNEY DARLINGHURST CAMPUS**

We are writing on behalf of St Vincents and Mater Health Sydney (SV&MHS), the proponent for the redevelopment of the St Vincent's Darlinghurst campus. As the proposed development includes hospitals and medical/health research facilities and has a capital investment value in excess of \$30 million it would be State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

SV&MHS is seeking consent for the staged development of the master plan and for the first stage of construction in accordance with Section 83B of the EP&A Act. The purpose of this letter is therefore to request the Director-General's Requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support the request for the DGRs, this letter provides an overview of the proposed development, sets out the statutory context, and identifies the key likely environmental and planning issues associated with the master plan proposal. Also enclosed is a completed State Significant Development Application Form

As part of a long term strategy to upgrade and update its physical assets to meet changing health service delivery requirements, SV&MHS has prepared a capital master plan which will involve the construction of new health infrastructure to meet its projected demand over a 10-20 year period. This first application for SSD seeks approval for the building envelopes, access, circulation and car parking arrangements that will underpin the staged development strategy, as well as for the first stage of development. Subsequent SSD applications will be made for the construction of buildings and associated facilities in later stages of development.

1.0 THE SITE

The St Vincent's Darlinghurst campus is located in the inner city suburb of Darlinghurst entirely within the Sydney local government area (LGA). It directly adjoins the Woollahra LGA to the east of Boundary Street (see **Figure 1**).



 The Site

Figure 1 – Location

While SV&MHS owns, and operates within, a large number of buildings, this request for DGRs relates only to that part of the campus (the site) between Boundary Street to the east and south, Burton Street to the north, Darlinghurst Road to the west and Oxford Street partly to the south (see **Figure 2**).

The site is split by two north-south roads - Victoria Street and Barcom Avenue, and also by the topography of the land. There are significant natural falls across the campus:

- firstly, west-east: Boundary Street and Barcom Avenue are some 13 metres lower than Victoria Street and Burton Street; and
- secondly, north south: Oxford Street is 15 metres higher than Burton Street at Victoria Street.

Legend

| | | |
|----|--------------------------------------|---------------------------|
| 1 | De Lacy (SVH) | 1867-1937 |
| 2 | Chapel | 1887 |
| 3 | Sacred Heart Hospice | - |
| 4 | O'Brien (SVH/SVPH) | 2010 |
| 5 | Garvan | 1997/1970 |
| 6 | Cahill & Cator | 1973-1976 |
| 7 | SVPH | 1988 |
| 8 | Aikenhead (SVH) | 1990 |
| 9 | St Vincent's Clinic | 2002 |
| 10 | Xavier (SVH) | 2008 |
| 11 | Lowy Packer | under construction (2012) |
| 12 | The Kinghorn Cancer Centre | |
| 13 | Center for Immunology | |
| 14 | UTAS - School of Nursing & Midwifery | |
| 15 | Terraces | |



Figure 2 – Campus plan

The land the subject of this application occupies numerous different land titles (too long to list here and provided as an attachment) and is generally owned by either the Trustees of St Vincent's Hospital or St Vincent's Healthcare Ltd.

The following are the significant buildings on the site, some of which are heritage items (refer to **Figure 2** and **Section 5.2**):

- De Lacy Building, dating back to 1867 and a local heritage item, on the corner of Victoria and Burton Streets;
- the Sacred Heart Chapel, dating back to 1887 and a local heritage item;
- the Sacred Heart Hospice (SHH) between Victoria Street and Darlinghurst Road;
- the Aikenhead Building fronting Victoria Street and the Xavier Building both occupied by St Vincent's Hospital Sydney (SVHS);
- St Vincent's Private Hospital Sydney (SVPHS) on Victoria Street;
- St Vincent's Clinic (SVC) on the corner of Oxford, Victoria and Boundary Streets, under strata title ownership;
- numerous terrace houses and other buildings to the east of Barcom Avenue and south of Burton Street within the Barcom Avenue Heritage Conservation Area.

Most of the main buildings are accessed from Victoria Street. Underground parking is provided under the SVC, SVPHS, the O'Brien Building and the under and in front of the Aikenhead Building, with access variously from Victoria Street, Barcom Avenue and Burton Street.

Some of the buildings within the site have reached the end of their economic life, are not flexible for growth, or are not adaptable and thus will be demolished and replaced as part of the master plan.

2.0 BACKGROUND TO SV&MHS DARLINGHURST

As background to this request, the following is brief background on the Darlinghurst campus and the master planning process and outcomes.

2.1 The Darlinghurst Campus

SV&MHS has a long and proud tradition of health care delivery and has occupied its Darlinghurst site since 1857. Today, the Darlinghurst Campus is arguably the largest integrated public and private health care campus in NSW and comprises:

- St Vincent's Hospital Sydney;
- the Sacred Heart Hospice;
- St Vincent's Private Hospital Sydney; and
- the separately governed St Vincent's Clinic (SVC).

The campus also encompasses a number of research institutions as part of the St Vincent's Research Precinct (amongst others, the Garvan Institute of Medical Research and the Victor Chang Cardiac Research Institute). The Kinghorn Cancer Centre is currently under construction. The Research Precinct was not the subject of the master plan and is not part of the application for SSD.

St Vincent's Hospital Sydney (public) is a major tertiary referral hospital within the St Vincent's Hospital Network serving a large proportion of the population of the eastern suburbs of Sydney, and is also an under- and post-graduate teaching hospital for a number of universities/ medical schools and other educational institutions. Together with all the other entities on the St Vincent's Darlinghurst Campus, it is an acknowledged centre of excellence in heart, lung and vascular medicine serving the whole state.

2.2 Master planning process and service priorities

SV&MHS Darlinghurst has developed strategic, services and capital plans to determine how services are to be delivered and business conducted on the Darlinghurst campus to 2022. These plans provided the information to inform a campus wide Capital Master Plan, the purpose of which was to identify the built infrastructure solution in response to the future direction of health services, teaching and research on the campus and to provide SV&MHS with an asset (lands and buildings) master plan for the long-term development of the campus including the best use of land resources and investment in capital works.

For a range of cogent strategic, cost and health service delivery reasons, SV&MHS concluded that future services are to be delivered and consolidated on the existing site. In responding to the increasing demand for health care and changing patterns of service delivery the key overarching priorities in planning for the future include, amongst others:

- Increasing the bed base (inpatient, day only and ambulatory) on the campus to provide the right care, at the right time, in the right setting.
- Growing investment and capacity in core clinical facilities including emergency services, operating rooms, procedure rooms and critical care beds, and, importantly, co-locating these facilities into a single high acuity platform for the entire campus.

- Expanding the range of medical imaging technologies to support excellence in clinical care across each of the clinical service lines.
- Developing additional wet and dry research laboratories supported by clinical trial facilities to support a growing translational research role.
- Reconfiguring teaching and learning facilities to promote interdisciplinary practice and research.

The master planning process identified that the quantum of floorspace necessary to meet the above priorities could not be provided within the space and configuration of current buildings. In this regard, it should be noted that the need for additional floorspace stems less from an increase in patient beds, but that a significant proportion is necessary to:

- ensure that both SVPHS and SVHS comply with current building codes and health facility standards;
- provide building envelopes of sufficient size to accommodate floor plates and floor to ceiling heights necessary for modern hi-tech interventionist medicine;
- provide, in the longer term, one contiguous floor plate across the campus as a high acuity platform (for operating theatres, intensive care, catheter labs and the like) in keeping with modern medical practice;
- provide medical facilities that reflect the forecast case mix and proposed services to meet changing demographic and morbidity characteristics over the next 20 years.

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Master plan overview

The Master Plan the subject of this application resulted from a collaborative options analysis process. The preferred option delivers on the following five core strategies and goals of SV&MHS in relation to:

- **Designated Clinical Service Lines:** structuring services into distinct, but interrelated clinical service lines to promote a collaborative approach to meeting patient needs.
- **Translational Research:** translating the knowledge generated through research into new devices, therapies and techniques which improve health outcomes.
- **Teaching and Educational Partnerships:** developing and supporting opportunities for learning and education across the broad spectrum of the health care workforce, including under- and post-graduate education.
- **Supporting and Growing the Mission:** supporting the mission of the Sisters of Charity which calls for SV&MHS to reach the poor, the marginalised and most vulnerable in the community as evidenced in St Vincent's Homeless Health program and Rural Health Program.
- **Upgrading Infrastructure and Services:** expanding and upgrading health care facilities and support infrastructure (medical and information technologies).

In addition to delivering on the above five core strategies and goals, the key features of the master plan are to:

- Offer a staging strategy that allows for alternative futures and a comprehensive infrastructure solution that can be delivered over time.
- Allow clinical zones to expand or adapt over time.
- Improve the delivery of non-clinical and clinical services by co-locating and integrating public and private facilities.

- Support the introduction of new surgical technology in, and ensure the future business sustainability of, St Vincent's Private Hospital Sydney.
- Greatly enhance way finding for visitors with a new public concourse that links the buildings on the campus.
- Enhance pedestrian movement on campus and provide links between the lower north-east and upper portions of the site.
- Incorporate the De Lacy Building into the new St Vincent's Hospital Sydney and enhance its identity and that of the wider campus.
- Improve traffic flows by distributing traffic more evenly around the site.
- Deliver a quality environment for visitors, patients and staff by maximising access to daylight throughout the site.

3.2 Description of the master plan

The master plan will provide approximately 67,700 square metres of new floor space at full development resulting in approximately 189,300 square metres of total floor space across the site (the subject of this application).

It is to be delivered over a 10 to 20 year timeframe in order to provide for the projected service needs of the hospital's catchment area. It has been designed to be executed in several development stages to allow the campus to remain operational and accessible through all stages of construction and to facilitate the staged relocation and decanting of services. While there is some certainty about the scope of the proposed first stage, the subsequent ones will be contingent on both public and private funding.

The building envelopes for each new building will be established in the first application for SSD. The design of the new buildings, facilities and associated infrastructure will be the subject of separate subsequent development applications. The stages are summarised below and the final indicative configuration of the campus on completion is illustrated at **Figure 3**.

Stage 1

Extension of the existing underground carpark in front of the Aikenhead Building (see **Section 3.3** below).

Stage 2

Construction of a new building on Victoria Street as an extension to SVPHS and provision of a new entry and drop off point for SVHS. Refurbishment of selected areas of SVPHS, SVC and the Aikenhead Building (SVHS).

Subsequent stages

As noted above, subsequent stages will be dependent on the availability of both public and private funding. These may include:

- Demolition of the Cator and Cahill buildings and construction of a new building and underground carparking to accommodate a range of SVHS services, including the Sacred Heart Hospice. Provision of a new entry for the new SVH through the De Lacy Building. Refurbishment of inpatient units in the Xavier Building for SVHS.
- Demolition of the existing SHH building and construction a new building and carparking for SVPHS. The proposed new entry for SVPHS will be off Darlinghurst Road, connecting back to the other SVPHS buildings on the east side of Victoria Street.
- Refurbishment of the De Lacy Building to include, amongst other services, education facilities. Refurbishment of the terrace houses along Boundary Street and Leichhardt/Burton Streets, for use as a Medi-Village including medi-cottages and a medi-hotel.

- Demolition of the existing SVPHS building and construction of a new building for SVPHS and extension of carparking. Refurbishment of the existing Xavier Building (SVHS) and the new SVPHS building constructed in Stage 2.
- Alterations and additions to the existing Aikenhead Building.

Consideration is also being given to an additional stage of development to follow Stage 2 involving the possible use of the land on the corner of Barcom Avenue/Leichhardt Street/Ice Street to construct a new building and parking to house a new Rehabilitation and Palliative Care Complex for the SHH. This element of the master plan would be subject to the outcome of negotiations with, and approvals from, the Council of the City of Sydney and will be investigated to ascertain its feasibility prior to the submission of an application for SSD to the Department of Planning and Infrastructure. As part of the development a connection would be provided to link the new Rehabilitation/Palliative Care/ Sacred Heart Hospice complex on Barcom Avenue with the proposed main circulation spine on level 4 of the main hospital complex, so providing better access between the lower and upper levels of the site.



Figure 3 – Proposed final campus plan

3.3 First stage of works - Carpark extension

The Stage 1 works the subject of this request for DGRs involves earthworks and basement construction to extend the existing four (4) level carpark in front of the Aikenhead Building to the south of the De Lacy Building - see **Figures 4 and 5**. Providing approximately 92 new car parking spaces across four levels (approximately 2,200sqm of additional basement area), the carpark extension will be accessed off Victoria Street in line with existing arrangements.

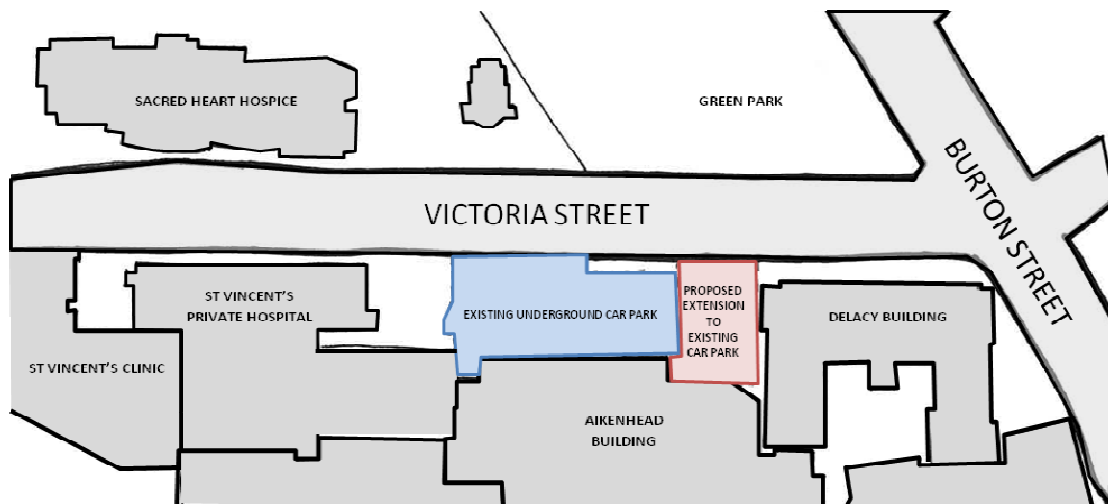


Figure 4 – Sketch indicating extension to existing car park in front of the Aikenhead building

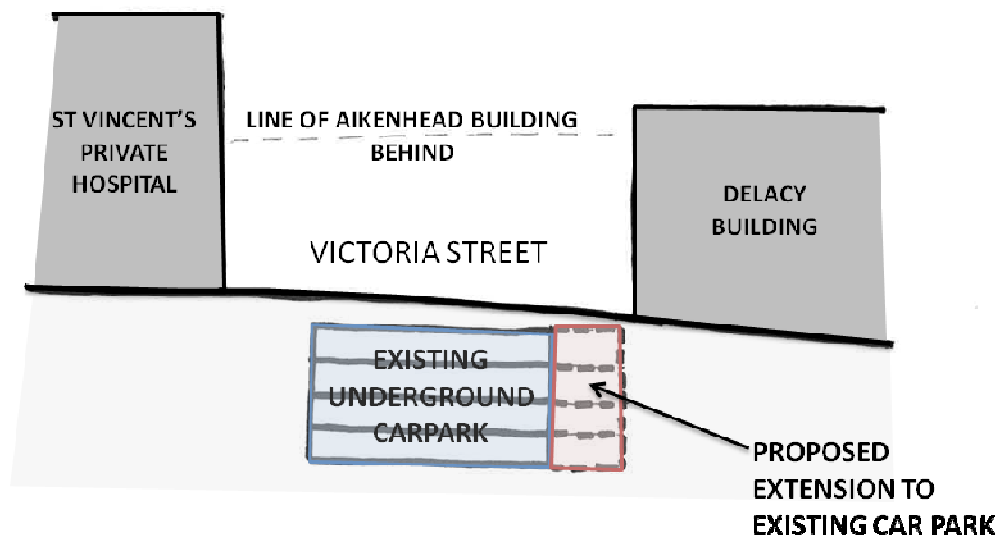


Figure 5 – Sketch indicating a section through the existing car park in front of the Aikenhead building and proposed extension

4.0 PERMISSIBILITY AND STRATEGIC PLANNING

The following strategic plans are relevant to the proposal:

- Metropolitan Plan for Sydney 2036;
- Draft Sydney Subregional Strategy; and
- Sustainable Sydney 2030.

The following legislation and environmental planning instruments are relevant to the proposed development:

- *Environmental Planning and Assessment Act 1979*;
- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure);
- South Sydney Local Environmental Plan 1998; and
- Draft Sydney Local Environmental Plan 2011.

4.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the assessment framework for State Significant Development. Under Section 89D of the EP&A Act the Minister for Planning is the consent authority for State Significant Development. Section 78A(8A) requires that a development application for SSD is to be accompanied by an Environmental Impact Statement (EIS).

Section 83B of the Act sets out the requirements for a staged development application. It is the proponent's intention that this application be treated as a staged development application. Subsequent development applications for the design and construction of individual components of the master plan (as outlined above) will be made.

4.2 State and Regional Development SEPP 2011

The State and Regional Development SEPP identifies development which is declared to be State Significant. Clause 14 of Schedule 1 of the policy provides that the proposed development as described herein, is State Significant Development, as follows:

Development that has a capital investment value of more than \$30 million for any of the following purposes:

- (a) hospitals,*
- (b) medical centres,*
- (c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).*

As the proposal is for the purposes of hospitals and health, medical and related research facilities and has a total estimated Capital Investment Value of \$2,198,988 million, it would be considered SSD.

4.3 Infrastructure SEPP

Under the Infrastructure SEPP development proposals on sites that have frontage to a Classified Road are required to be referred to the Roads and Maritime Services (RMS) for comment and/or concurrence. Oxford Street is a State classified roads and accordingly the development application will need to be referred to the RMS for concurrence.

4.4 Current zoning and development controls

South Sydney Local Environmental Plan 1998

The South Sydney Local Environmental Plan 1998 (SSLEP) currently applies to all landholdings within the site and the land is zoned 5 - Special Uses (Hospital). The proposed development is permissible with consent in the zone and no height or FSR controls apply to the land under the LEP.

South Sydney Development Control Plan 1997: Urban Design

Development controls including FSR, building height and set backs are controlled by South Sydney Development Control Plan 1997: Urban Design (DCP). The DCP does not specify height controls for the land; and site conditions and the impacts of the proposed development would determine the maximum height.

Likewise, there is no specified maximum FSR in the DCP and the maximum FSR a site can achieve is determined by the environmental constraints, in particular overshadowing and privacy; streetscape; parking and landscape requirements; visual impact and views; and the road network to support the development.

Part E, Section 1.2 of the DCP requires a master plan to be in place for a site zoned 5–Special Uses. Clause 28 of the SSLEP further requires that the Council must take into consideration any master plan that is available before granting consent to the carrying out of development on land within Zone 5 or comprising a site area of 5,000m² or more.

Where a planning instrument requires the preparation of a master plan the provision can now be satisfied by way of preparation of a site-specific DCP or alternatively a Stage 1 DA.

It is the proponent's intention to prepare a Stage 1 DA for the site (this application).

In addition to the above master plan requirements, the DCP sets out the general building and urban design standards and controls for new development and also requires the application to be accompanied by a Heritage Impact Statement.

4.5 Proposed zoning and development controls

Draft Sydney Local Environmental Plan 2011

The Council of the City of Sydney has exhibited, amended and now approved (on 12 March 2012) a new draft LEP for referral to the Department of Planning and Infrastructure with a request that the Minister make the Plan (section 69). It will be a matter for consideration in the assessment of the EIS and, if gazetted prior to the lodgement of the application for SSD, it will be the prevailing local environmental plan.

Under the provisions of the approved draft Sydney LEP 2011 the site is zoned Special Uses 2–Health Services Facility (SP2). The objective of this zone is 'to provide for infrastructure and related uses', and 'to prevent development that is not compatible with or that may detract from the provision of infrastructure'. Under the draft LEP development for the purpose shown on the Land Zoning Map (i.e. health services facility) and any development that is ordinarily incidental or ancillary to that purpose, is permissible with consent. Accordingly, the proposed development is permissible.

No maximum height or FSR controls apply to the land under the draft LEP.

Other elements of the draft LEP relevant to the site include the following:

- Clause 7.22(d) requires the preparation of a DCP for land that will result in buildings greater than 25 metres in height. This would apply to future applications for most of the buildings proposed under the St Vincent's campus master plan. It is intended that the proposed master plan will fulfil the requirement for a DCP.
- Clause 6.21 in relation to design excellence applies to the site but not to this application for the proposed campus master plan
- Clause 5.10 sets out requirements in relation to heritage conservation, including the preparation of heritage impacts statements and conservation management plans. A number of properties on and in the vicinity of the campus are listed as local heritage items in Schedule 5 to the LEP (see Section 5.2 of this letter for further discussion).

Draft Sydney Development Control Plan 2010

The provisions of draft Sydney Development Control Plan 2010 (DCP) would, as above, either be matters for consideration or the prevailing requirements.

The draft DCP has been adopted by the City of Sydney and will take effect when the Sydney LEP is gazetted. Relevant matters include requirements in relation to heritage; heritage conservation areas; the public domain; streets, lanes and footpaths; traffic and parking, ESD and the like.

5.0 PRELIMINARY IMPACT IDENTIFICATION AND RISK ASSESSMENT

The incremental growth of the Darlinghurst campus over many years has resulted in what is now known as the St Vincent's Darlinghurst Campus and the mix of entities operating within it. The master plan seeks to rationalise the building structures on site and provide for the needs of a modern health care facility, while respecting each entity and the historical nature of the site, with its heritage buildings, gardens and walls.

The following impacts and risks associated with the proposal are summarised below and will be addressed in detail in the EIS. Overall, the risks from the proposal are minimal as development is concentrated within the existing campus, and there are none that cannot be managed.

5.1 Urban Design and Built Form

The proposal has the potential to impact on existing buildings and residential development in the locality. Accordingly, the proposed master plan directed at the holistic development of the site will identify, address and provide an urban design solution for:

- the interfaces with, and relationships to, existing buildings off the campus, those to be retained on the campus, and the residential area to the east of Boundary Street;
- potential impacts on the heritage values of the site, the heritage conservation areas, heritage streetscapes, and the local and State heritage items surrounding the campus;
- the management of views and vistas to and from the campus;
- the potential impacts of the heights of proposed new buildings;
- potential overshadowing of neighbouring properties;
- impacts on streetscapes and the public domain.

The master plan will minimise the impacts of new built form and integrate the envelopes for new buildings with existing buildings and the heritage values of the campus. Specifically:

- Increases in height are to be concentrated toward the middle of the campus near Victoria Street to reduce the potential impact of overshadowing on neighbouring properties to the east and south.
- To maintain the scale and integrity of the streetscape, buildings on Victoria Street and Darlinghurst Road will be set back at least 4 metres and the height of new built form on the current SHH site will align with the adjacent Notre Dame Medical School building.
- Current areas of open space are to be maintained or enhanced to provide additional green spaces.
- Street frontages are to be activated particularly in the area around Leichardt Street, and development here is to retain its low scale character. The land on Leichardt Street will be transformed into new community-based services (Medi-Hotel and Medi-Cottage, and potentially the Sacred Heart Hospice and rehabilitation and palliative care services).
- The heritage features of the site are to define and influence the placement of buildings and the scale of development. For example: it is proposed that the De Lacy Building would incorporate more publicly accessible spaces to activate it within the whole campus, and that the rear courtyard would link into the primary circulation spine. The heritage listed Sacred Heart Chapel

and surrounding gardens will be integrated into the main entry of the SVPHS with little impact on the historical gardens.

The EIS will detail how the proposed master plan, in general, and the proposed building envelopes, in particular, address the urban design issues associated with the site.

5.2 Heritage

There is a complex layering of heritage listings associated with the St Vincent's Darlinghurst campus and its surrounding precincts. The layers of state heritage listings, local environmental plan heritage listings and DCP heritage controls are mapped at **Figure 6** (by Godden Mackay Logan).

Under both the SSLEP and the draft Sydney LEP the 'St Vincent's Hospital Group', which includes the De Lacy Building, is identified as a local heritage item requiring consent for alteration, demolition, erecting new buildings and disturbing archaeological relics. Heritage Impact Assessments (HIA) and Conservation Management Plans (CMPs) are also required. The land to the east of Barcom Avenue is a Heritage Conservation Area (HCA), while Victoria Street is identified as a heritage streetscape. Several other heritage items are listed in the immediate vicinity of the campus, including the State Heritage Register listed Darlinghurst Courthouse, residence and grounds.

The following are the heritage items within the campus.

- 'St Vincent's Hospital Group' - listed in the SSLEP and draft LEP, including the 1868 De Lacy Building.
- Victoria Street Heritage Streetscape - listed in the SSLEP and draft LEP including the campus properties facing onto that street.
- The Barcom Avenue Heritage Conservation Area which includes the SV&MHS campus properties located on the blocks bounded by Barcom Avenue, Burton Street and Boundary Street.
- The Sacred Heart Hospice site which shown as a contributory building in draft Sydney DCP 2010.

The following are the key heritage items and the conservation areas around the campus.

- The Darlinghurst Court House, residence and grounds - listed on the State Heritage Register (SHR); also listed in the SSLEP and draft LEP as the 'Darlinghurst Courthouse Group'.
- The Green Park Group - listed in the SSLEP and the draft LEP (including bandstand pavilion, perimeter fence and site with landscaping). Green Park is included in the City of Sydney Register of Significant Trees.
- Victoria Street, Darlinghurst (Craigend Street to Oxford Street) - identified as a heritage streetscape area in SSLEP and the draft LEP.
- East Sydney Technical College Group - listed in SSLEP and the draft LEP (formerly Darlinghurst Gaol)
- Green Park Hotel at 360 Victoria Street - listed in the SSLEP and draft LEP.
- Sacred Heart Church and School, adjacent to the site - listed in SSLEP and the draft LEP.
- The East Sydney and Darlinghurst Heritage Conservation Area, listed in SSLEP and the draft LEP, extends east to Darlinghurst Road, to the west of SV&MHS Darlinghurst Campus and includes East Sydney Technical College.
- The Paddington Heritage Conservation Area in Woollahra borders the campus on Boundary Street.

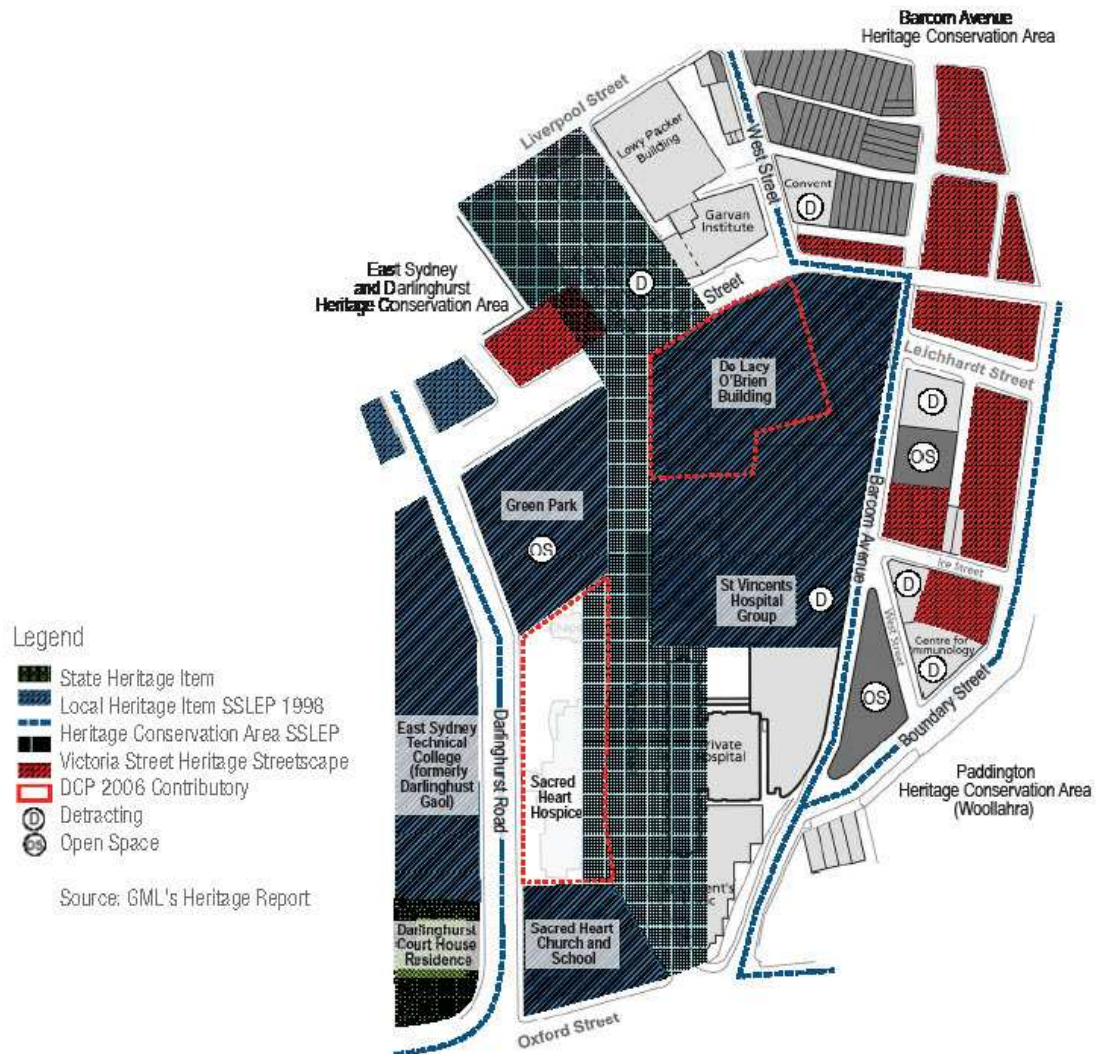


Figure 6 – Heritage listings (Source: Godden Mackay Logan)

At this preliminary stage the following are some of the proposed actions to manage the heritage values of the campus and its surrounds reflecting advice to SV&MHS from Godden Mackay Logan

- The adaptive re-use of the De Lacy building and the design of the new Welcome Centre will reflect the policies of the De Lacy Building Conservation Management Plan, 2010. For example, the proposed SVPHS will be set back to retain the clarity of the De Lacy Building's corner location and surrounding open space. Views of the original U-shaped building form will be retained through new building setbacks and good contextual design. The De Lacy Building will be incorporated into the new SVHS main entry with the rear courtyard being transformed into a grand atrium linking to the main circulation spine on level 4.
- The impacts of the scale, proximity, height bulk and character of new building envelopes will be considered in relation to heritage items, the Victoria Street Heritage streetscape and surrounding heritage conservation areas.
- The Sacred Heart Chapel will be retained within its garden setting, with new development appropriately set back from the Chapel and other heritage items. The historic masonry walls and gateways of the current Sacred Heart Hospice along the western side of Victoria Street and the eastern side of Darlinghurst Road will be retained and conserved in situ.

- Design proposals for buildings addressing Victoria Street will be cognisant (in terms of height, scale, setback, bulk and character) of the conservation provisions of the heritage listed Victoria Street Streetscape, the Darlinghurst /East Sydney HCA, and the 'in the vicinity' controls of the draft LEP in relation to the Sacred Heart Church and School, the SHR listed Darlinghurst Court House, and the former Darlinghurst Gaol (East Sydney Tech).
- The land in the Barcom Avenue HCA to the east of the main hospital campus will continue to be used as an integrated medical/ residential precinct in character with the area and providing a human-scale interface to the Paddington Heritage Conservation Area.
- A Conservation Management Plan (CMP) of the campus will be prepared to further assess and authoritatively clarify the specific heritage significance of elements and site areas to provide policy guidance for the overall master plan and the Stage 1 DA and its assessment.
- A Communication Strategy to engage with the surrounding local community who hold strong heritage interests and credentials will be an essential aspect of the planning approvals process.

Given all of the above, the risks to the heritage values of the SV&MHS buildings and the surrounding area are considered to be low. The EIS will be accompanied by a Heritage Impact Statement and a CMP for the campus.

5.3 Traffic, access and connectivity

Pedestrian access and connectivity

The legibility of, and way finding through, the Darlinghurst campus can be enhanced. Pedestrian connectivity and visual permeability are affected by grade changes (north south and west-east) and physical site barriers (such as buildings and heritage walls). The lower campus around the Barcom Avenue Conservation Area is cut off from the upper levels to the west with the main spine through the campus at level 4 the equivalent of four storeys or higher.

There are no pedestrian access and connectivity risks as a result of the master plan which will significantly address the above issues and create a new public realm including the following:

- The De Lacy Building will be more publicly accessible, activating the corner of Victoria and Burton Streets and better integrating into the whole campus.
- Connectivity between Victoria Street and Oxford Street will be improved. A new circulation spine at level 4 will provide a new legible thoroughfare linking all services and buildings - public and private. Specifically, a new north-south hospital concourse will link the new SVH main entry (at the De Lacy Building) to Oxford Street, starting at level 3 in the De Lacy Building and continuing to level 4 towards Oxford Street. This pedestrian link will provide covered drop-off and ground level access for patients, staff and visitors along Victoria Street.
- The new SVPHS will be given a new identifiable address and entry off Darlinghurst Road (subject to future traffic impact assessment). Likewise, rehabilitation and palliative care services will be given new identities and access points on Leichardt Street.
- A new building on the existing Cator/Cahill site will reactivate the corner of Barcom Avenue and Burton Street and provide better access to the rest of the campus from the proposed Medi-Village/ Medi-Cottage facilities. Should Stage 2A proceed, a new bridge link and lifts will connect the proposed Medi-Village facilities around Barcom Avenue and Leichardt Street with the upper levels of the campus and the primary circulation spine on level 4.

Traffic and parking

The master plan seeks to improve site logistics and redistribute traffic, patient and visitor drop-off and parking across the site. As described above, new access points and drop off points are proposed in the longer term for:

- SVPHS on Darlinghurst Street;
- SVHS and St Vincent's Clinic on Victoria Street;
- rehabilitation and palliative care services on Leichardt Street
- loading, servicing and back of house - off Barcom Street (similar to current arrangements).

These changes could affect traffic circulation in the vicinity of the campus.

Parking is an important consideration for the expansion of the campus. Perforce, most in- and outpatients cannot use public transport and for safety reasons clinical personnel who generally work irregular hours require safe after-hours carparking. There is limited parking on the surrounding residential streets, and although many of the existing buildings on the campus provide underground parking for staff, patients and visitors, parking supply is at a premium. The master plan proposes that underground parking be incorporated into all new buildings, and Stage 1 involves the delivery of approximately 92 new underground parking spaces.

A traffic and parking study will accompany the EIS. Amongst other issues, it will assess the parking requirements for the campus, and the feasibility and impacts of the proposed circulation and parking changes on the surrounding road network and the functioning of nearby intersections.

5.4 Impacts and risks associated with the Stage 1 works

The proximity of the Stage 1 car park extension works to an operating hospital will have a temporary impact on the amenity of patients and staff and on local traffic and pedestrian movements - particularly in relation to SVHS. However, the works will effect a relatively small area of the site and the impacts, potential disruption and any risks are likely to be isolated to the St Vincents campus itself.

Geotechnical conditions

The geotechnical and hydrogeological conditions of the site will be assessed as part of the EIS for the Stage 1 car park, as will potential contamination. Given the presence of a number of other underground car parks in the immediate vicinity of the proposed extension, no unanticipated conditions are expected.

Construction impacts

Perforce, the excavation for, and construction of, the carpark will affect the hospital and the immediate locality in the short term and will be managed in accordance with NSW government requirements and standard practice. The risk of disruption from the Stage 1 works is relatively small and impacts will be managed and mitigated through measures detailed in a Construction Management Plan and through careful programming of works. Specifically:

- The bulk earthworks will generate noise and vibration which will mainly impact the hospital campus itself - an acknowledged sensitive receiver, and, to a lesser extent, surrounding commercial, residential and educational uses and buildings. The EIS will include a noise and vibration assessment which will propose measures to manage and mitigate the impacts of the bulk earthworks on patients and staff and on any sensitive medical equipment.
- Dust from excavation could affect air quality. Impacts will be managed in accordance with standard practice with a particular emphasis on the operations of a hospital/medical facility.

- Construction traffic would have a temporary impacts on local traffic, and along with the construction itself will require temporary diversion of pedestrian movements and ambulance drop-off. These will be assessed in the traffic and access study to be undertaken for the EIS and a construction traffic management plan will be prepared to manage vehicles, pedestrians and ambulances.

6.0 JUSTIFICATION

The master plan can be justified on several social, economic and environmental grounds:

- It provides the framework for the long term development of the SV&MHS Darlinghurst campus to meet the increasing demands of an aging population for health care and the changing patterns of service delivery.
- It makes more economic use of scarce inner city land and adaptively reuses existing assets for the long-term delivery of health-care services and medical education at this historically important hospital.
- It enables the continued delivery of medical and community services such as the St Vincent's Homeless Health program and Rural Health Program - in support of the mission of the Sisters of Charity.
- It consolidates, rationalises and augments services currently fragmented across the campus and facilitates the sharing of capital resources between the public and private hospitals.
- It enables the staged upgrade of facilities and relocation and decanting of services while allowing the campus to remain operational and accessible through construction.
- It supports the strategic objectives of various state strategic plans and documents such as the Metropolitan Plan 2036, draft Sydney City Subregional Strategy, and Sydney 2030.

7.0 CONSULTATION

The EIS will detail consultation with key stakeholders and relevant authorities.

Following declaration of the project as a State Significant Development and as part of the preparation of the EIS, SV&MHS proposes to consult with a number of organisations, groups, and government agencies, including:

- Sydney City Council
- Woollahra Council
- The Heritage Branch within the Office of Environment and Heritage
- Roads and Maritime Services;
- the surrounding residential community;
- other significant neighbours such as the Sacred Heart Church and Notre Dame Medical School; and
- various utility providers.

8.0 CONCLUSION

The proposed master plan provides for the holistic and integrated development of one of Sydney's most important hospital campuses. The resultant framework will reconfigure, expand and update the St Vincent's Darlinghurst campus so enabling the provision of new buildings and infrastructure necessary for a modern tertiary referral hospital. The EIS for the master plan will also establish the parameters and staging of future development applications for individual buildings over the medium term.

We trust that the information detailed in this letter is sufficient to enable the Director-General to issue the DGRs for the preparation of the EIS for the master plan.

Should you have any queries about this matter, please do not hesitate to contact me on 9409 4927 or vgoldschmidt@jbaplanning.com.au.

Yours faithfully



Vivienne Goldschmidt
Associate

Enc:
Cost Estimate prepared by Sweett (Australia) Pty Ltd
Land title information