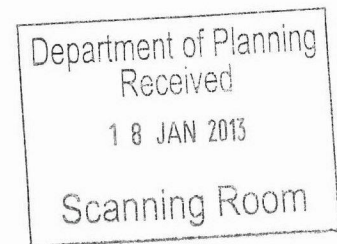




12316
16 January 2013

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



Attention: Karen Jones

Dear Mr Haddad

**SSD 5384-2012: REQUEST FOR REVISED 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.

Director-General's environmental assessment requirements (DGRs) for the site were requested in July 2011 and issued by the Department in August 2012 (SSD 5384-2012). Subsequent to this, as a result of detailed design work for the master plan and the staging of future works, SV&MHS decided, firstly, to amend (reduce) the area of the master plan, and secondly, to modify and increase the extent of the first stage of works.

The purpose of this letter, therefore, is to request new DGRs for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support the request, 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 and the building the subject of the first stage of works.

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 involves the staged construction of new health infrastructure to meet projected demand over a 10 to 20 year period. The 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 building. Subsequent SSD applications will be made for the construction of other 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 adjoins the Woollahra LGA to the east of Boundary Street (see **Figure 1**).

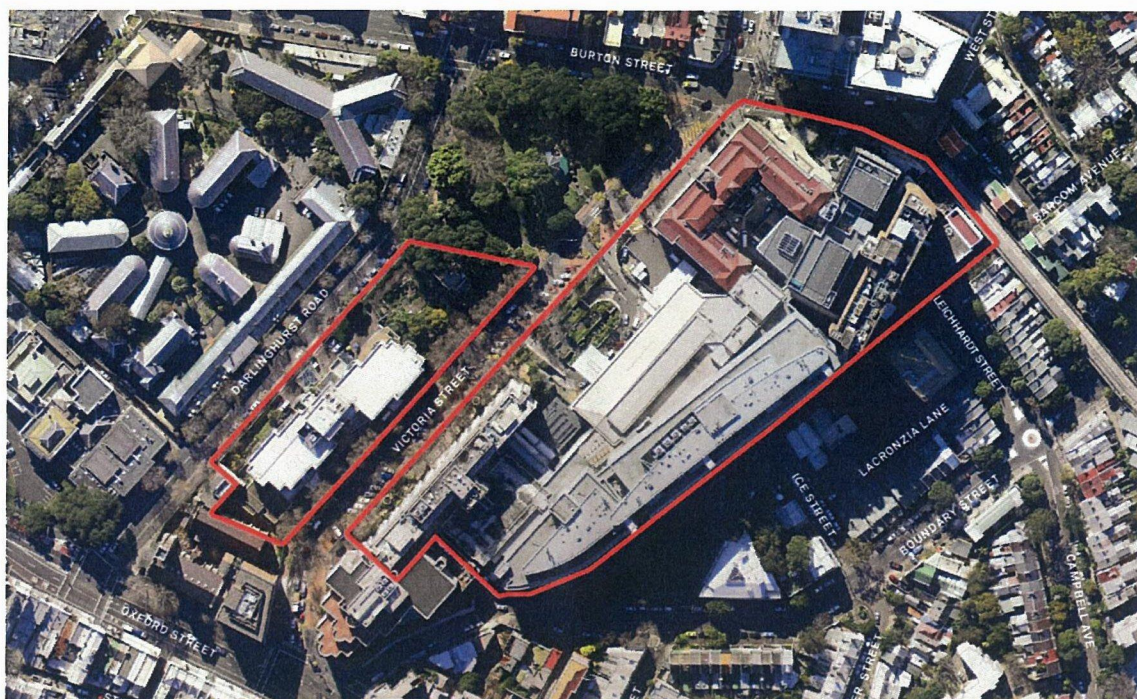


Figure 1 – Master plan area (Source: Hassell)

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 Barcom Avenue to the east, Burton Avenue to the north, and Darlinghurst Road to the west (see **Figure 2**).

The site is split north-south by Victoria Street and there are significant natural falls across the campus:

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

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**):

- DeLacy 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); and

- St Vincent's Private Hospital Sydney (SVPHS) on Victoria Street.

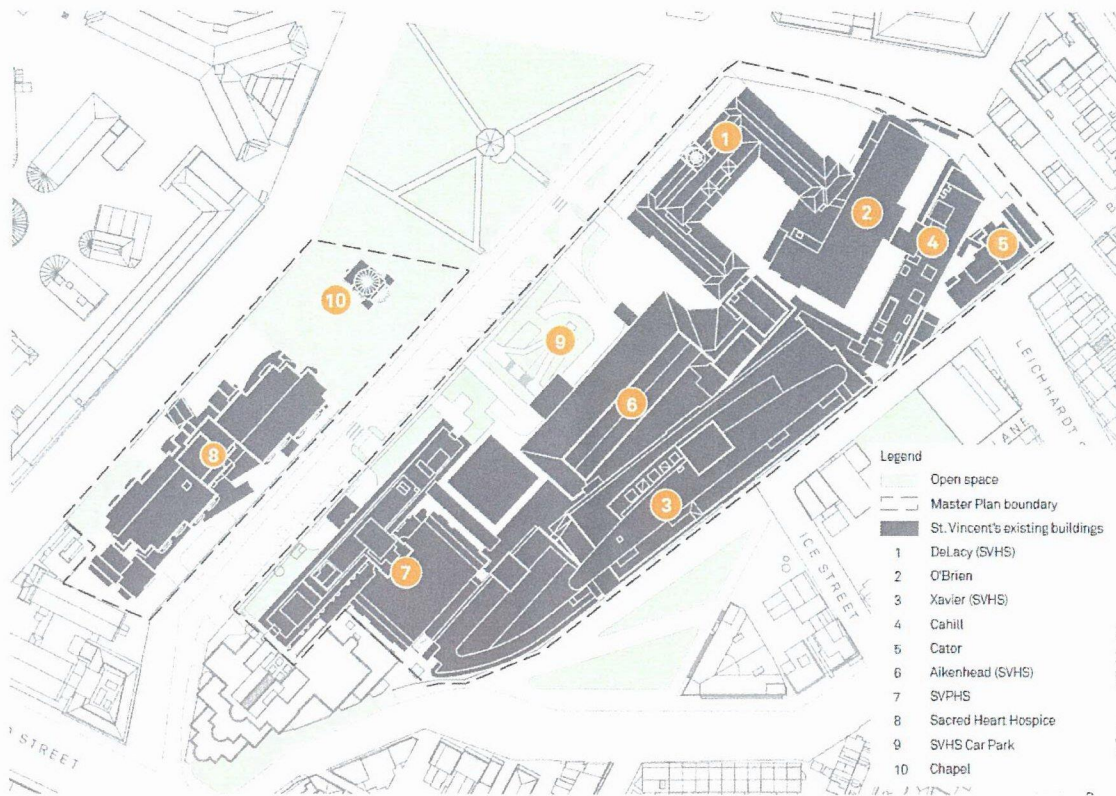


Figure 2 – Campus plan (Source: Hassell)

Most of the main buildings are accessed from Victoria Street. Underground parking is provided under the SVPHS and the O'Brien Building, and 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, the Victor Chang Cardiac Research Institute, and the Kinghorn Cancer Centre). 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:

- Provide 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 clinical and non-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.
- Enhance pedestrian movement on campus and greatly enhance way finding for visitors with a new public concourse that links the buildings on the 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.

3.2 Description of the Master Plan

The master plan will provide approximately 98,500 square metres of new hospital floor space at full development. Approximately 37,000 square metres of this replaces area to be demolished as part of a progressive upgrade.

The master plan 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 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, and 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

Construction of a new 11-12 storey hospital building and associated car parking on Victoria Street as an extension to SVPHS and SVHS, provision of a new entry and drop off point for SVHS, and refurbishment of selected areas of SVPHS and the Aikenhead Building (SVHS) (see **Section 3.3** below).

Subsequent stages

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

- Adding two new floors to the Sacred Heart Hospice (SHH) building.
- Demolition of the Cator and Cahill buildings and redevelopment of a new single consolidated building for SVHS integrated with other buildings, as well as basement carparking.
- Demolition of the existing SHH building and construction a new consolidated building for SVPHS plus carparking accessed off Darlinghurst Road.
- Demolition of the existing SVPHS building and construction of a new southern wing for SVPHS operations and extension of carparking.
- Alterations and additions to the existing Aikenhead Building as part of a capacity increase to SVHS.

The indicative final form of the campus is shown in **Figure 3** below.



Figure 3 – Indicative final form of campus (Source: Hassell)

3.3 First stage of works - New hospital building

The Stage 1 works the subject of this request for DGRs involves the construction of a new 11-12 level hospital building (including plant) on Victoria Street providing nearly 25,000 square metres of additional floor space and 85 new car parking spaces across four levels accessed off Victoria Street. The maximum height of the new building will be approximately 47 metres from Victoria Street (measured in accordance with the Standard Template).

Forming a new north wing to the existing SVPHS and creating a new entrance for SVHS on Victoria Avenue, the building will occupy the area of open space in front of the Aikenhead building (over an existing car park). Entry will be on grade from Victoria Street to Level 4 which is an interconnecting common floor attaching separate buildings. A significant feature of the new building involves the provision of an accessible, internal, naturally lit, through campus concourse from the new ambulance bay in the north connecting to SVPHS and thence to St Vincents Clinic in the south.

The new building consists of a primary facility located on the Victoria Street frontage with an inboard vertical circulation and services core and an infill building located internally to the rear of the existing SVPHS. It provides new private hospital facilities to all levels above ground level and a new entry level off Victoria Street to the existing SVHS. Existing private hospital facilities will be upgraded in the adjacent building.

The new building is 11 storeys above the Victoria Street level including roof plant to the southern end and 12 storeys above street level to the north end. To avoid overshadowing and to reduce overall bulk the plant room has been setback from the building facade and is located to the east of the site resulting in most of the building being at a height of 44.16 metres when measured from Victoria Street.

The existing car park over which it will be built will be extended at all basement levels to accommodate an additional 85 vehicles and the access arrangement reconfigured to a single two way access point.

In summary, amongst its numerous facilities and functions, the new building will provide the following:

- New entry for SVHS on Victoria Street;
- A High Acuity platform at Level 5 for surgical services (directly linked to the existing public and private hospitals) with seven (7) new operating theatres and associated recovery and support space;
- New Day Surgery Centre with seven (7) new theatres at Level 7 with associated recovery and support space;
- Intensive Care Unit with eight (8) new and 12 relocated beds;
- Acute inpatient wards - 180 bedrooms over five (5) levels accommodating 104 new beds and 76 relocated beds;
- Therapy Garden;
- A floor of plant space (at Level 6) supporting the operating theatres above and below, a central sterilisation facility and staff facilities;
- Reconfigured vehicle drop-off to the SVHS Emergency Department (ED);
- Reconfigured ambulance parking and ED access;
- Various clinical and non-clinical support areas; and
- Additional car parking (85 spaces) accessed from Victoria Street.

The building will be set back 7.5 metres at Level 4 on Victoria Street providing the opportunity (in consultation with the City of Sydney) for extensive streetscape works to enhance the public domain. This includes improving pedestrian amenity, increasing tree planting and greenery, rationalising vehicle-pedestrian-ambulance conflicts, and creating a better relationship with Green Park with a pedestrian crossing.

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; and
- Sydney Local Environmental Plan 2012.

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 will be made for the design and construction of individual components of the master plan (as outlined above).

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 (CIV) well in excess of \$30 million, it would be considered State Significant Development. More specifically, the CIV for the overall master plan is approximately \$1,123,000,000 of which the Stage 1 new building is in the order of \$231,700,000.

4.3 Current zoning

Sydney Local Environmental Plan 2012

Sydney Local Environmental Plan 2012 (LEP 2012) applies to the site. Under the provisions of the LEP 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 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 LEP.

Other elements of LEP 2012 relevant to the site include the following:

- Clause 7.20(2)(b) requires the preparation of a DCP for land that will result in buildings greater than 25 metres in height. This would apply to the building the subject of this application and to the other buildings proposed under the St Vincent's campus Master Plan. It is intended that the master plan will fulfil the requirement for a DCP.
- Clause 6.21 in relation to design excellence applies to the site. The SSD application will demonstrate that the proposed master plan and the Stage 1 building achieve design excellence. However, the proponent will show that a competition in accordance with the City of Sydney's Competitive Design Policy is unnecessary and unreasonable in the circumstances because of the constrained and complex nature of the site; the specialist nature of hospital design; and importantly, because the proposed building envelopes and the first new building need to respond to the very specific functional, resource, spatial and connectivity needs of the Darlinghurst campus and that, in effect, there are no other options.
- Clause 5.10 sets out requirements in relation to heritage conservation, including the preparation of heritage impacts statements and conservation management plans. The DeLacy Building is listed as local heritage items in Schedule 5 to the LEP as are several local and State heritage items in the immediate vicinity (see Section 5.2 of this letter for further discussion). A Conservation Management Plan has been prepared for the site.

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 and those to be retained on the campus;
- the Victoria Street streetscape;
- 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 the public domain and neighbouring properties; and
- 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 to reduce the potential impact of overshadowing on neighbouring properties to the east and south.
- The first building in Stage 1 will be set back 7.5 metres at levels 3 and 4 from the Victoria Street boundary to align with the DeLacy Building. Levels 5, 6 and 7 will be set back 6.5 metres from the boundary to form a podium with a colonnade below. Above the podium from level 8 the building will be set back 13.5 metres from Victoria Street. The plant room will be located to the rear of the site to reduce the apparent overall height.
- To maintain the scale and integrity of the streetscape, new built form on the current SHH site will be set back 4 to 6 metres from Victoria Street and Darlinghurst Road and will align in height with the adjacent Notre Dame Medical School building. The building will have a stepped massing and the garden associated with the SHH and the Sacred Heart Chapel is to be retained.
- The heritage listed Sacred Heart Chapel and surrounding gardens will be integrated into the design of any new building on the site with little impact on the historical gardens.
- Views to the DeLacy building will be maintained and the public forecourt re-established.
- Roof gardens are to be incorporated to provide visual amenity and useable outdoor green spaces.
- In consultation with the City of Sydney Council, Victoria Street is proposed to be upgraded to improve pedestrian amenity, increase tree planting and soft landscaping, rationalise vehicle-pedestrian-ambulance conflicts, and create a more obvious relationship to Green Park.

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.

In relation to the Stage 1 building, the EIS will detail how the design addresses the site and functional constraints associated with the existing car park and site access, and how the scheme provides a street address and entry to SVHS (the public hospital). The EIS will also outline how the design maintains access to the Emergency Department and the ambulance bay; resolving adjacencies to, and connections with, other buildings on the campus. Finally, it will address how the proposal avoids overshadowing and how it will increase access to natural light and the provision of green spaces.

5.2 Heritage

There is a complex layering of heritage listings associated with the St Vincent's Darlinghurst campus and its surrounding precincts. Under Sydney LEP 2012 the 'St Vincent's Hospital Group', which includes the DeLacy 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. 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 Sydney LEP 2012, including the 1868 DeLacy Building.
- Victoria Street Heritage Streetscape - listed in Sydney LEP 2012 including the campus properties facing onto that street.
- The Sacred Heart Hospice site which shown as a contributory building in Sydney DCP 2010.

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

- The Barcom Avenue Heritage Conservation Area which includes various SV&MHS properties located on the blocks bounded by Barcom Avenue, Burton Street and Boundary Street. This land is not the subject of the master plan or this application.
- The Darlinghurst Court House, residence and grounds - listed on the State Heritage Register (SHR); also listed in Sydney LEP 2012 as the 'Darlinghurst Courthouse Group'.
- The Green Park Group - in Sydney LEP 2012 (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 LEP.
- East Sydney Technical College Group - in Sydney LEP 2012 (formerly Darlinghurst Gaol).
- Green Park Hotel at 360 Victoria Street - in Sydney LEP 2012.
- Sacred Heart Church and School, adjacent to the site - in Sydney LEP 2012.
- The East Sydney and Darlinghurst Heritage Conservation Area, listed in Sydney LEP 2012, extends east to Darlinghurst Road, to the west of SV&MHS Darlinghurst campus and includes East Sydney Technical College.

The following are some of the proposed actions to manage the heritage values of the campus and its surrounds:

- The Stage 1 new building will be set back to retain views to, and the clarity of, the DeLacy Building's corner location and surrounding open space. The scale and facade treatments of the new building will be in keeping with the heritage values of the new building.
- 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 in Sydney LEP 2012 in relation to the Sacred Heart Church and School, the SHR listed Darlinghurst Court House, and the former Darlinghurst Gaol (East Sydney Tech).
- A Conservation Management Plan (CMP) of the campus has been prepared to clarify the specific heritage significance of elements of the site and to provide policy guidance for the overall master plan and the SSD application and its assessment.

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).

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 new circulation concourse at Level 4 will provide a legible, accessible, naturally lit, through campus concourse from the new ambulance bay in the north connecting to the existing SVPHS and thence to St Vincents Clinic in the south.
- Covered drop-off and ground level access for patients, staff and visitors to SVPHS and SVHS will be provided along Victoria Street.
- The redeveloped SHH will be given a new identifiable address and entry off Darlinghurst Road (subject to future traffic impact assessment).
- As discussed above, proposed streetscape works on Victoria Street will reduce pedestrian-vehicle conflicts and the footpath will in effect be wider as a result of setting back the first building 7.5 metres from the boundary.
- Access to the Emergency Department at Level 3 will be maintained.

Traffic and parking

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

- A new hospital building on Darlinghurst Road;
- SVHS and SVPHS on Victoria Street; and
- loading, servicing and back of house - off Barcom Avenue (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 inpatients and many outpatients have difficulty using 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 the Stage 1 building includes 85 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 Solar access and overshadowing

A key challenge associated with the building envelopes in the master plan is avoiding overshadowing of the public domain and buildings/properties off the campus.

At this stage, it appears that the Stage 1 new building will not reduce solar access to public spaces at the winter solstice with any additional shadows falling on existing St Vincents' buildings. It is noted that it will shade Green Park in the early morning at the summer solstice - however, this area is already substantially shaded by the existing trees.

At the winter solstice a potential impacts of the master plan is increased shading of Victoria Street from 11am through to 1pm as a result of a new building on the SHH site, and there may additional shading of some properties to the south of Boundary Road from future changes to the Aikenhead building.

These matters will be covered in detailed shadow studies for the overall master plan and the Stage 1 new building to accompany the EIS.

5.5 Amenity

The risk of the Stage 1 new building increasing wind effects on Victoria Street is low, nevertheless a wind study will be undertaken for this building, and if necessary measures proposed to mitigate any impacts.

The Stage 1 new building faces almost due west. Measures will be incorporated into the design to manage solar load as well as reflectivity. A reflectivity study will determine any impacts and identify measures necessary to minimise any impacts of reflectivity from the facades of the building.

5.6 Water cycle management

The EIS will be accompanied by a water cycle management report setting out how stormwater is to be managed and initiatives for rainwater harvesting and reuse.

5.7 Geotechnical conditions

The geotechnical and hydrogeological conditions of the site will be assessed as part of the EIS for the Stage 1 works, 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.

5.8 Stage 1 construction works

The proximity of the Stage 1 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 affect 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.

Perforce, the excavation for, and construction of, the new hospital building will affect the hospital and the immediate locality in the short term and will be managed in accordance with statutory 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 and subsequent construction 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 and construction 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 temporary impacts on local traffic, and temporary diversion of pedestrian movements and ambulance drop-off will be necessary during excavation and construction of the Stage 1 building. These impacts 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 sound 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.

The Stage 1 building is the first initiative of a significant upgrade of a dated medical facility to better address demand in general, and major changes in health care delivery in particular. It will deliver a new state of the art hospital including 14 new operating theatres, 8 new ICU beds and 104 new inpatient beds. At the same time, pedestrian and vehicle access to both the public and private hospitals at St Vincents will be upgraded and the public domain along Victoria Street enhanced.

7.0 CONSULTATION

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

As part of the preparation of the EIS, SV&MHS has consulted, or proposes to consult with, a number of organisations, groups, and government agencies, including:

- Council of the City of Sydney City;
- 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 and Stage 1 new building provide for the holistic and integrated development of one of Sydney's most important hospital campuses. The master plan 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 new north wing is the first step in a 10 to 20 year delivery program. 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 re-issue the DGRs for the preparation of the EIS for the master plan and the Stage 1 building.

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:
Land title information

ATTACHMENT 1: LAND TITLE INFORMATION

Building Category	Building Name	Building No.	Building Street	Lot	DP	Land Owner
Main Hospital Building	Sacred Heart Hospice	170	Darlinghurst Road	1	564463	St Vincent's Healthcare Limited
Main Hospital Building	St Vincent's Private Hospital	406	Victoria Street	20	854670	St Vincent's Healthcare Limited
Main Hospital Building	Xavier	173-203	Barcom Avenue	1	654258	Trustees of St Vincent's Hospital
Main Hospital Building	Xavier O-Brien Building deLacy Building Aikenhead Building	173-203 157-167 394-404 404-436	Barcom Avenue Victoria Street, Victoria Street Burton Street	2	804753	Trustees of St Vincent's Hospital
Main Hospital Building	Xavier	173-203	Barcom Avenue	171	998407	Trustees of St Vincent's Hospital
Main Hospital Building	Xavier (Sr Bernice Wing)	173-203	Barcom Avenue	20	854670	St Vincent's Healthcare Limited
Main Hospital Building	Cahill	157-167	Barcom Avenue	1616	752011	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	1704	608663	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	1705	608664	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	A	440668	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	D	440668	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	E	440668	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	1	554949	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	1706	608665	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	1707	608666	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	1	76153	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	1	77239	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	1	945334	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	2	945333	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	B	440668	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	2	975344	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	3	975344	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	4	975344	Trustees of St Vincent's Hospital
Main Hospital Building	Cahill	157-167	Barcom Avenue	1708	608667	Trustees of St Vincent's Hospital
Main Hospital Building	ex-Boiler House	137-139	Barcom Avenue	1709	608668	Trustees of St Vincent's Hospital
Main Hospital Building	ex-Boiler House	137-139	Barcom Avenue	139	998410	Trustees of St Vincent's Hospital

Building Category	Building Name	Building No.	Building Street	Lot	DP	Land Owner
Main Hospital Building	Cator	141-147	Barcom Avenue	10	975344	Trustees of St Vincent's Hospital
Main Hospital Building	Cator	141-147	Barcom Avenue	11	975344	Trustees of St Vincent's Hospital
Main Hospital Building	Cator	141-147	Barcom Avenue	12	975344	Trustees of St Vincent's Hospital
Main Hospital Building	Cator	141-147	Barcom Avenue	13	975344	Trustees of St Vincent's Hospital
Main Hospital Building	Cator	141-147	Barcom Avenue	1705	608664	Trustees of St Vincent's Hospital