



Contact: Mark Brown
Phone: (02) 9228 6385
Fax: (02) 9228 6448
Email: Mark.Brown@planning.nsw.gov.au
Our ref: SSD 5384-2012

Mr Ian Forbes
Project Director
St Vincent's & Mater Health Sydney Ltd
230 Barcom Avenue
DARLINGHURST NSW 2010

Dear Mr Forbes

Subject: Amended DGRs for the St Vincent's and Mater Health Sydney Darlinghurst Campus Master Plan and Stage 1 Works (SSD 5384-2012)

I refer to the Director-General's environmental assessment requirements (DGRs) for the above development issued on 8 August 2012 and to your request for new DGRs based on a revised Master Plan and Stage 1 proposal for the Campus.

Following a review of your request and in consultation with the City of Sydney Council, I attach a copy of the amended DGRs for the preparation of an EIS for the development. I have also attached a copy of the comments received for your information.

The DGRs have been prepared based on the information you have provided to date. Please note that under Clause 3(5) of the *Environmental Planning and Assessment Regulation 2000*, the Director-General may alter these requirements at any time. If you do not lodge a DA and EIS for the development within 2 years, the DGRs will expire.

Prior to exhibiting the EIS that you submit for the development, the department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. The department may consult with other relevant government authorities in making this decision. Please provide 1 hard copy and 1 electronic copy of the EIS to assist this review.

If the department considers the EIS does not address the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*, you may be required to submit an amended EIS. Once the department is satisfied that the requirements have been addressed, you will be contacted regarding arrangements for public exhibition.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

Your contact officer for this proposal, Mark Brown, can be contacted on (02) 9228 6385 or at Mark.Brown@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely



Karen Jones

14/2/13

Director, Metropolitan & Regional Projects South
as delegate for the Director General

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*

Application Number	SSD 5384-2012
Proposal Name	Darlinghurst Campus Capital Master Plan and Stage 1 Works
Location	Victoria Street, Darlinghurst
Applicant	St Vincent's & Mater Health Sydney Ltd
Date of Issue	14 February 2013
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> adequate baseline data; consideration of potential cumulative impacts due to other development in the vicinity; and measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context – including: Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011; State Environmental Planning Policy (Infrastructure) 2007; State Environmental Planning Policy No. 33 - Hazardous and Offensive Development; State Environmental Planning Policy No. 55 – Remediation; South Sydney Local Environmental Plan 1998; and Draft Sydney Local Environmental Plan 2011. <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> NSW 2021; Metropolitan Plan for Sydney 2036; Draft Sydney City Subregional Strategy; and Council's Section 94 contribution plan. <p>2. Built Form and Height In relation to the overall Master Plan:</p> <ul style="list-style-type: none"> Address the height, bulk and scale of the proposed development within the context of the locality including separation to existing buildings on-site and adjoining developments. Elevations along all streets showing an appropriate relationship between proposed building envelopes, existing buildings and the surrounding area

should be provided.

In relation to the Stage 1 works:

- Demonstrate how the City of Sydney Council's design excellence and design competition process has been or will be achieved.
- The design quality, with specific consideration of the overall site layout, setbacks, axis, vistas and connectivity, open spaces and edges, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of colours, landscaping, safety by design, public domain and compatibility with surrounding development.
- The provision of recreational spaces for visitors in and around the site should be addressed.

3. Ecologically Sustainable Development (ESD)

Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*) will be incorporated in the design, construction and ongoing operation phases of the development.

4. Noise and Vibration

Identify the main noise generating sources and activities at all stages of construction, and any noise sources during operation, including the new generator and ventilations system and accumulative impact of all plant and equipment operating simultaneously. Identify residential effected residential premises and outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

Relevant Policies and Guidelines:

- *NSW Industrial Noise Policy (EPA);*
- *Environmental Noise Control Manual (sleep disturbance);*
- *Interim Construction Noise Guideline (DECC); and*
- *Relevant Australian Standards.*

5. Transport and Accessibility (Construction and Operation)

- Address the implications of the development on non-car travel modes; the potential for implementing a location-specific sustainable travel plan, and the provision of facilities to increase the non-car mode share for travel to and from the site.
- Provide accurate details of daily vehicle movements including emergency vehicles (if applicable) and assess the impacts of this traffic on the local road network, including any impact on nearby intersections and the need for upgrading or road improvements.
- Detail the existing pedestrian and cycle movements within the vicinity of the site and describe the measures to be implemented to promote sustainable transport and improve access/usage of public transport, pedestrian and bicycle linkages. Address future demand for increased public transport and pedestrian and cycle access.
- Detail the private and public travel and access arrangements during construction and operation of the Stage 1 works.
- Address the parking proposal for the Masterplan (identifying the uses of each building) and how impacts will be minimised.

Relevant Policies and Guidelines:

- *Workplace Travel Planning – www.pcal.nsw.gov.au;*
- *Guide to Traffic Generating Developments (RTA); and*
- *Planning Guidelines for Walking and Cycling.*

6. Heritage

- A heritage impact statement and statement of significance of the likely impacts of the proposal on heritage items shall be prepared. Additionally, a conservation management plan shall be prepared for the site to guide the preparation of the master plan.
- Address the impact on the heritage significance of any heritage items and / or conservation areas in accordance with the guidelines in the NSW Heritage Manual and relevant Council LEPs and DCPs. In particular, the impact of the proposed new building envelopes, the proposed bulk and scale, setbacks and new landscaping or built elements on existing heritage items must be considered.
- Consideration of the archaeological potential of the area and the potential impact of the proposal on the archaeological significance of the site in accordance with the guidelines of the Heritage Council of NSW.

7. Drainage and Stormwater

Drainage issues associated with the proposal including stormwater and drainage infrastructure.

8. Operational Management

- Address noise from plant and equipment; radiation, chemical and biological hazards; emergency and evacuation procedures; lighting and signage associated with the proposed development.
- Address how ongoing operation of the hospital services on site will be maintained or appropriately relocated during construction of the development and how the development will be appropriately amalgamated on site.

9. Waste

Identify the likely waste to be generated during the construction and operation of the development and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.

10. Infrastructure and Utilities

- In consultation with relevant agencies, the proposal shall address the existing capacity and any augmentation requirements of the development for the provision of infrastructure and utilities, and demonstrate that the site can be suitably serviced.
- An Integrated Water Management Plan detailing any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.

11. Hazards

- A description of the proposed storage, use and management of any hazardous material and measures to be implemented to manage hazards and risks associated with the storage.
- Implementation of safety precautions for the storage of equipment and associated radiation hazards related to medical imaging, including x-rays, nuclear scans and radiation oncology.

12. Sediment, Erosion and Dust controls (Construction and Excavation)

- Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.
- *Approved methods for the Modelling and Assessment of Air Pollutants in NSW (EPA).*

13. Staging

Details regarding the staging of the proposed development

Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Conceptual envelope drawings; • Site Plan identifying buildings to be demolished and retained; • Stormwater Concept Plan; • Shadow Diagrams as a result of the proposal and identifying any impacts upon Green Park and surrounding buildings; • Construction Management Plan & Traffic Management Plan; • Geotechnical & Structural Report; • 3D perspectives & photomontages of the proposed development; • An Operational Management Plan (addressing servicing requirements including waste management, loading zones and mechanical plant); and • Landscape Plans.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • City of Sydney Council; • Transport for NSW • Roads and Maritime Services; • Heritage Council of NSW; and • Sydney Water Corporation. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided</p>
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director General in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>

ATTACHMENT 1
Government Authority Responses to Request for Key Issues
For Information Only

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000
Telephone +61 2 9265 9333
Fax +61 2 9265 9222
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au



24 January 2013

File No: 2013/023954
Our Ref: R/2012/10/A
Your Ref: SSD 5384-2012

Mr Mark Brown
Metropolitan & Regional Projects South
NSW Planning & Infrastructure
GPO Box 39
Sydney NSW 2000
mark.brown@planning.nsw.gov.au

Dear Mr Brown

RE: Request for Amended DGR's for Staged Development of St Vincents & Mater Health Masterplan and Stage 1 Construction, St Vincents Hospital, Darlinghurst

I refer to your email dated 18 January 2013 seeking the city's input into amended DGR's for the abovementioned site.

The City understands that the proposal seeks to revise the scope of the proposed development, with the main amendments being as follows:

- Reduction in size of the Masterplan area, removing the blocks to the north of Burton Street and to the south west of Barcom Street;
- Addition of a proposed 11-12 storey building fronting onto Victoria Street into the Stage 1 scope of works; and
- Increase in the overall amount of floor space across the Masterplan area from 67,700m² to 98,500m²

The City's previous comments in relation to DGR's for the Masterplan and Stage 1 remain relevant for consideration. These include ensuring that design excellence is achieved, that the proposed built form fits within the context and that traffic and amenity issues are addressed. With particular regard to the amended scope of the Masterplan and Stage 1, the following comments are provided:

- The new building fronting onto Victoria Street should demonstrate that there would be minimal overshadowing onto Green Park and the surrounding buildings;
- The proponent should ensure that new development on Victoria Street achieves an appropriate contextual fit, with particular regard to the scale of the proposed building, setbacks, street tree planting and its relationship with the surrounding buildings. This is of paramount importance given that there are no controls for maximum FSR and building height at the site;

city of villages

- Appropriate traffic studies should be submitted indicating that the level of parking provided is appropriate for the use of the proposed building; and
- The amended Masterplan comprises substantial additional FSR and at the same time the Masterplan site area has been reduced. However there is no indication of whether the overall FSR for the Masterplan site area including the existing buildings is to be increased. The rationale behind this change and the resulting potential distribution of floor space across the site should be investigated and explained within the Stage 1 application.

Should you wish to speak with a Council officer about the above, please contact Calvin Houlison, Specialist Planner, on 9246 7857 or at choulison@cityofsydney.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G Jahn', with a stylized flourish at the end.

Graham Jahn AM
Director
City Planning | Development | Transport