

ASSESSMENT REPORT

ST VINCENTS PRIVATE HOSPITAL SSD 6840 MOD 1

1. BACKGROUND

This report is an assessment of an application seeking to modify the State Significant Development (SSD) approval for the redevelopment of the St Vincent's Private Hospital (SVPH).

The application has been lodged by JBA Urban Planning on behalf of St Vincent's Private Hospital Sydney (the Applicant) pursuant to section 96 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to make minor internal and external design amendments to the buildings, including a small reduction in the height of the East Wing building and a minor change to the building identification signage.

2. SUBJECT SITE

SVPH is located at the southern end of the St Vincent's Hospital Sydney (SVHS) campus at 406 Victoria Street, Darlinghurst (refer to **Figure 1**). SVPH has a primary frontage of approximately 100 metres (m) to Victoria Street. It is bounded by SVHS to the north, the Xavier Building to the east and St Vincent's Clinic to the south.



Figure 1: Site Location

3. APPROVAL HISTORY

On 17 September 2015, the A/Executive Director of Infrastructure and Industry Assessments granted SSD approval (SSD 6840) for the redevelopment of the SVPH including:

- construction of a 13 storey East Wing building;
- addition of a storey over the existing low rise building; and
- internal and external refurbishment works to the existing low rise and high rise buildings.

Early works including excavation and demolition have commenced on the site.

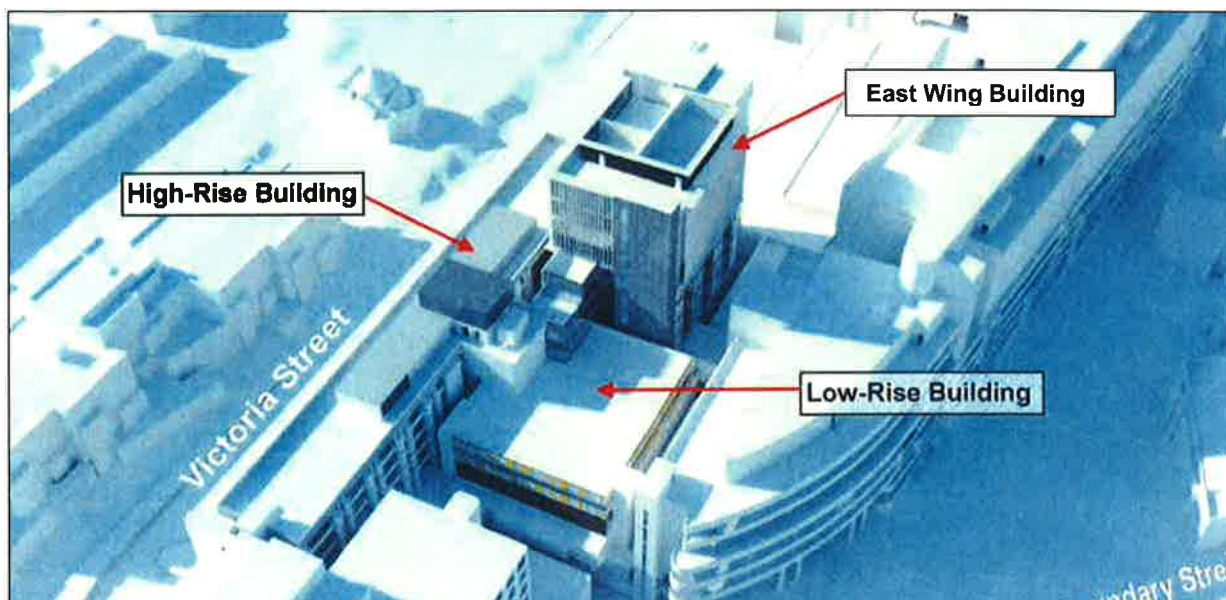


Figure 2: Approved Block Layout Plan

4. PROPOSED MODIFICATION

The Applicant lodged a modification application (SSD 6840 MOD 1) seeking approval make minor internal and external design amendments to improve the functionality and amenity for users and the overall appearance of the buildings. The proposed modifications primarily relate to the East Wing Building and the High Rise building fronting Victoria Street.

The proposed modifications are summarised in **Table 1** below.

Table 1 – Summary of Proposed Modifications

Proposed Modification	
East Wing Building	
<i>External</i>	<i>West elevation</i> <ul style="list-style-type: none">• deletion of the high level windows to ensuites of the high rise building;• removal of the business identification sign with St Vincent's logo;• amendments to vertical shading design to increase the extent of glazing;• realignment of the spandrel panel to reflect the inclusion of a split level on Level 12;• minor reduction in height to the lift shaft by 300mm;• minor amendments to the building materials;• extension of the louvre screen to the underside of the parapet;• reduction in the depth of the spandrels; <i>North elevation</i> <ul style="list-style-type: none">• inclusion of additional business identification signage comprising external back-lit cross 4.1 m x 2.1 m projecting 300 mm from the

	<ul style="list-style-type: none"> building façade; minor reduction in the height of the lift shaft; minor amendments to the awning; minor amendments to the building materials; extension of the louvre screen on East Wing to the underside of the parapet; reduction in depth of the spandrels on the East Wing;
	<p><i>South Elevation</i></p> <ul style="list-style-type: none"> amendments to vertical shading design on the East Wing to increase the extent of glazing; realignment of the spandrel panel to reflect the inclusion of a split level on Level 12;
	<p><i>East Elevation</i></p> <ul style="list-style-type: none"> deletion of the high level windows to ensuites of the high rise building; redesign of shading devices to increase views; realignment of the spandrel panel to reflect the inclusion of a split level on Level 12; extension of the louvre screen on East Wing to underside of the parapet;
<i>Internal</i>	<ul style="list-style-type: none"> provision of hoist penetrations; minor reconfiguration of the internal layout to include additional plant and storage rooms at Levels 2 and 4; increase in the size of the ensuites to the north elevation; infill existing void and increase size of the hoist at Level 5; increase extent of stair 5 from Level 8 to Level 15; amendments to the floor to floor heights from Levels 13 - 15 of the East Wing building; introduction of a split floor level at Level 12; Inclusion of additional meeting room at Level 15; minor amendments to layout and extent of plant enclosure at Level 15;
High Rise Building	
<i>External</i>	<p><i>Victoria Street Elevation</i></p> <ul style="list-style-type: none"> vertical extensions to the ensuites at the upper level; additional sun shading at the southern end;
<i>Internal</i>	<ul style="list-style-type: none"> increase in the size of ensuites at the northern end; reconfiguration of the internal layout to incorporate additional plant and storage rooms at Level 2; minor reconfiguration of the internal layout at Level 4; infill the existing void at Level 5; increase the size of the ensuites to the north elevation of the high rise wing at Levels 6 to 11; increase the hoist size serving Levels 5 to 8; increase in the extent of stairs at Levels 8 to 15; inclusion of additional plant on roof of the low rise building.
Low Rise Building	
<i>External</i>	<p>additional planter boxes along the eastern elevation at Level 7; and</p> <ul style="list-style-type: none"> new plant room on the roof.

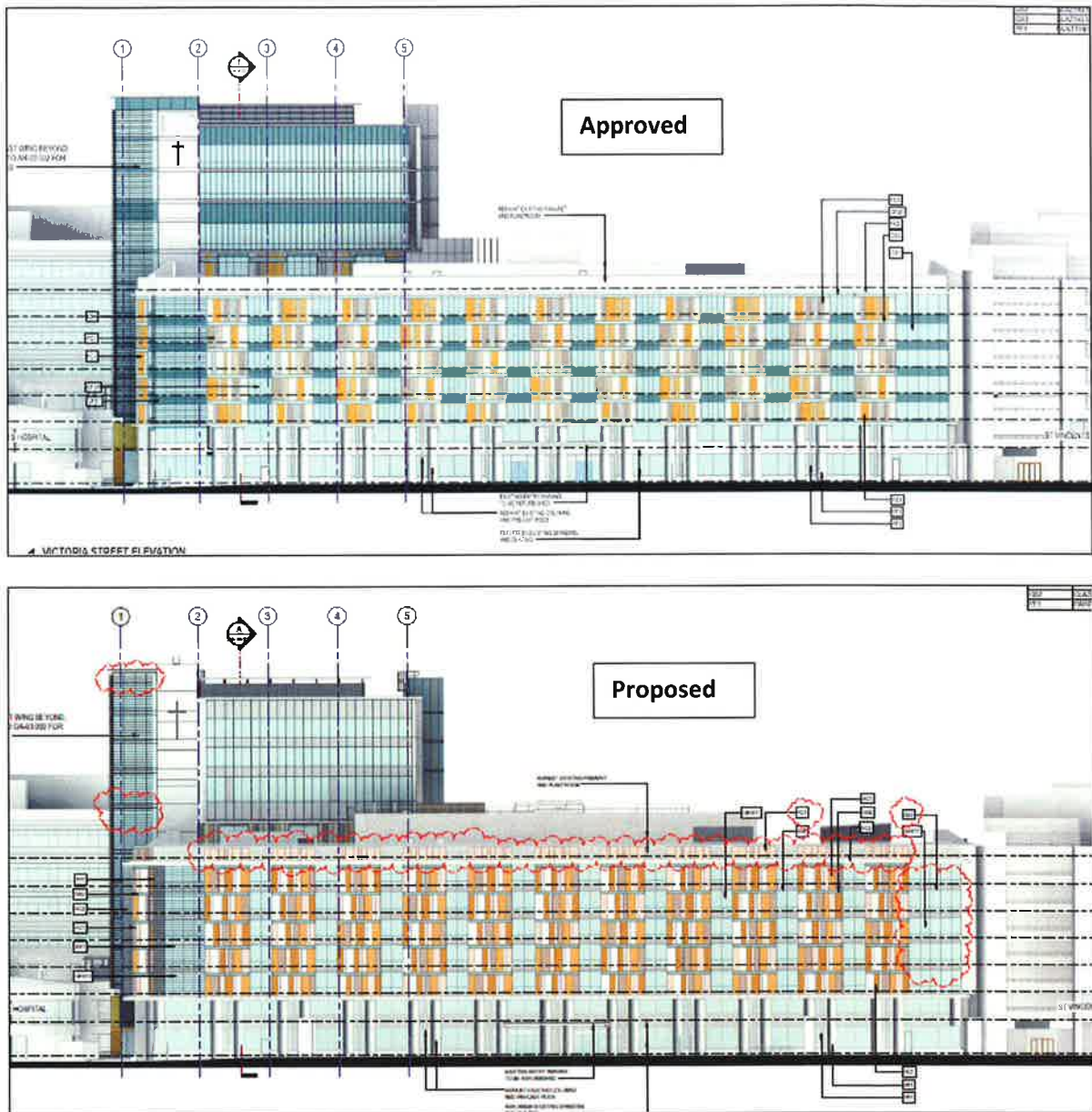


Figure 3: Approved and Proposed Victoria Street Elevation

5. STATUTORY CONSIDERATION

5.1 Modification of approval

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied that the following matters are addressed in respect of all applications that seek modification approvals:

Matters for consideration	Comment
<i>That the proposed modification is of minimal environmental impact</i>	Section 7 provides an assessment of the impacts associated with the proposed modification. The Department is satisfied that the modification would have minimal environmental impact.
<i>The development to which the consent as modified relates is substantially the same as the development originally approved.</i>	The proposed modification seeks approval for minor changes in the context of the approved development and does not result in any additional adverse impacts on the surrounding area. On this basis, the proposal would result in development that is substantially the same as the originally approved development.
<i>The application has been notified in accordance with the regulations</i>	The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report.
<i>Any submissions made</i>	The Department received one submission from Council on the proposal. Refer to Section 6 .

5.2 Environmental Planning Instruments

The following EPIs are relevant to the application:

- *State Environmental Planning Policy (State and Regional Development) 2011*;
- *State Environmental Planning Policy (Infrastructure) 2007*;
- *State Environmental Planning Policy No 55 - Remediation of Land*;
- *State Environmental Planning Policy No 33 – Hazardous and Offensive Development*;
- *State Environmental Planning Policy No 64 – Advertising and Signage*; and
- *Sydney Local Environmental Plan 2012*.

The Department undertook a comprehensive assessment of the redevelopment against the above mentioned EPIs in its original assessment. The Department has considered the above EPIs, and is satisfied that the modification is generally consistent with the EPIs.

5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Acting Director Modification Assessments may determine the application under delegation as:

- the relevant local Council has not made an objection;
- a political disclosure statement has not been made; and
- there are no public submissions in the nature of objections.

6. CONSULTATION

The Department made the modification request publicly available on its website and consulted with the City of Sydney Council (Council) about the proposed modification. Due to the minor nature of the proposed modification it was not exhibited by any other means.

Council indicated it supports the proposed modifications. However, it did provide comments in relation to the extension to the approved demolition area and the need to undertake further contamination investigation. Council also raised an issue with proposed tree removal, noting that the subject trees had already been removed.

There were no **public** submissions received on the proposal.

On 25 July 2016, the Applicant submitted a Response to Submissions to address the matters raised by Council. The Applicant corrected an error in the modification application, confirming that tree removal was not sought as part of this application and that the trees had already been approved for removal under the original approval. The Applicant also advised that as all additional demolition work was internal to the buildings, there should be no need for further contamination investigations.

7. ASSESSMENT

The key assessment issues are considered in **Table 3** below.

Issue	Consideration	Recommendation
<i>Streetscape/ Built Form</i>	<ul style="list-style-type: none">• The proposal involves minor changes to the built form of the approved development.• The key changes visible from the public domain include:<ul style="list-style-type: none">– vertical extensions to upper level ensuites and the introduction of vertical shading at the southern end of the building facing Victoria Street; and– an increase in the extent of the spandrel panels on the east, south and west elevations and revised vertical sun shading devices on these elevations to allow for improved access to views.• In terms of visual impacts, the proposed changes are minor	No additional conditions or amendments are necessary.

	<p>and do not change the overall appearance of the approved development.</p> <ul style="list-style-type: none"> Importantly, the external changes to the more prominent building facade facing Victoria Street would barely be discernible in the context of the entire development, and would not materially change the appearance of the building within the streetscape. The proposed external modifications would not have an adverse impact upon heritage items located within proximity of the site or the adjacent heritage conservation areas in Darlinghurst. Council has advised that the proposal is generally acceptable in terms of the external façade amendments. The Department is satisfied that the proposal would not result in any unacceptable adverse built form or visual impacts on the surrounding area. 	
<i>Building Height</i>	<ul style="list-style-type: none"> Proposed changes to the floor heights at Levels 13 to 15 result in a reduction of overall building height by 600 mm. The lift overrun in the north-eastern section of the East Wing building will also be reduced in height by 300 mm. The changes in floor to floor heights (Levels 13 and 14 would each be reduced by 300 mm), are considered minor and would not affect the functionality of the building. The levels would retain a floor to floor height of 3300 mm, which is considered adequate for consulting rooms. The Department is satisfied that the proposed changes are minor and the modification would not result in any notable change to the overall built form of the development. 	No additional conditions or amendments are necessary.
<i>Signage</i>	<ul style="list-style-type: none"> The proposed modification includes the removal of the external back-lit building identification sign comprising the St Vincent's Hospital logo from the western (Victoria Street) façade. The Department notes the approved St Vincent's Hospital cross would be retained. A new building identification sign comprising the St Vincent's Hospital cross is proposed on the northern elevation of the East Wing building. Council advises that the changes to the signage are generally acceptable. The Department considers the proposed new sign would be suitably integrated with the design of the approved building, consistent with the assessment criteria in <i>State Environmental Planning Policy No. 64- Advertising and Signage</i>, and would be compatible with the visual character of the area. 	No additional conditions or amendments are necessary.
<i>Contamination Investigation</i>	<ul style="list-style-type: none"> Council raised concern with the proposed increase in the demolition zone and therefore the need for additional contamination investigation. The Applicant has advised the additional demolition works would be internal to the buildings and would not result in any further ground disturbance. On this basis, the Department is satisfied that no further contamination investigation is warranted. 	No additional conditions or amendments are necessary.
<i>Internal changes</i>	<ul style="list-style-type: none"> The internal changes primarily involve: <ul style="list-style-type: none"> minor configuration to the internal layout to include additional plant and storage rooms; provision of hoist penetrations; extension to the ensuites at the northern end of the High Rise building; and introduction of a split floor at Level 12 to accommodate a hydrotherapy pool. The Department considers these changes would provide better functionality and amenity for the users of the hospital. The proposed internal changes result in a minor increase of 69 	No additional conditions or amendments are necessary.

sqm in Gross Floor Area (GFA), which equates to less than one per cent of the total GFA (7,882 sqm).

- A significant component of the additional floor area would be for storage and equipment purposes.
 - The Department is satisfied the increase in GFA would not generate any significant additional traffic generation or parking demand.
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8. CONCLUSION

The Department's assessment concludes the proposed modification is appropriate on the basis that:

- the external changes to the building facades are minor and in keeping with the appearance of the approved development and would not result in any adverse visual impacts;
- there would be a minor reduction in building height, resulting in no notable change to the overall built form; and
- the internal changes would result in better amenity for hospital users.

Consequently, it is recommended that the modification be approved subject to the recommended conditions.

9. RECOMMENDATION

It is recommended that the Acting Director, Modification Assessments:

- (a) consider the findings and recommendations of this report;
- (b) approve the modification under delegated authority, subject to conditions; and
- (c) sign the attached Notice of Modification for SSD 6840 MOD 1 (**Appendix A**).

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Endorsed by:

Approved by:



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APPENDIX A: NOTICE OF MODIFICATION

The Notice of Modification can be found on the Department of Planning and Environment's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7671

APPENDIX B: SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification request

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7671

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7671

3. Response to Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7671