

ASSESSMENT REPORT

St. Vincent's Private Hospital SSD6840 MOD 5

1. INTRODUCTION

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 site is situated within the City of Sydney local government area. The application has been lodged by Ethos Urban on behalf of St. Vincent's Private Hospital pursuant to section 96(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to make minor changes to the materials of the western façade, installation of three business identification signs and minor demolition works.

2. SUBJECT SITE

The subject site is located at the southern end of the St Vincent's Hospital (SVHS) campus as 406 Victoria Street, Darlinghurst. SVPH has a primary frontage of approximately 100m 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. The site is surrounded by a heritage conservation area. No State or local heritage items are located on the development site.

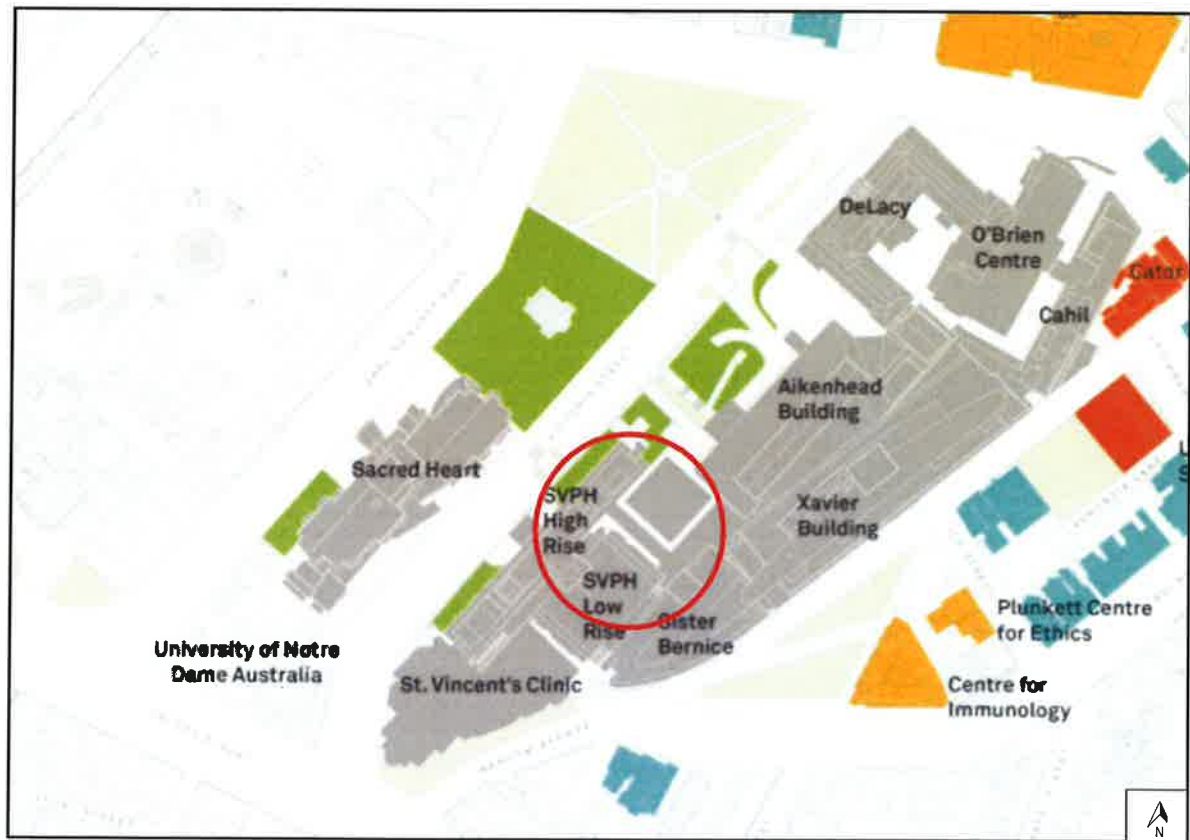


Figure 1: Site Location

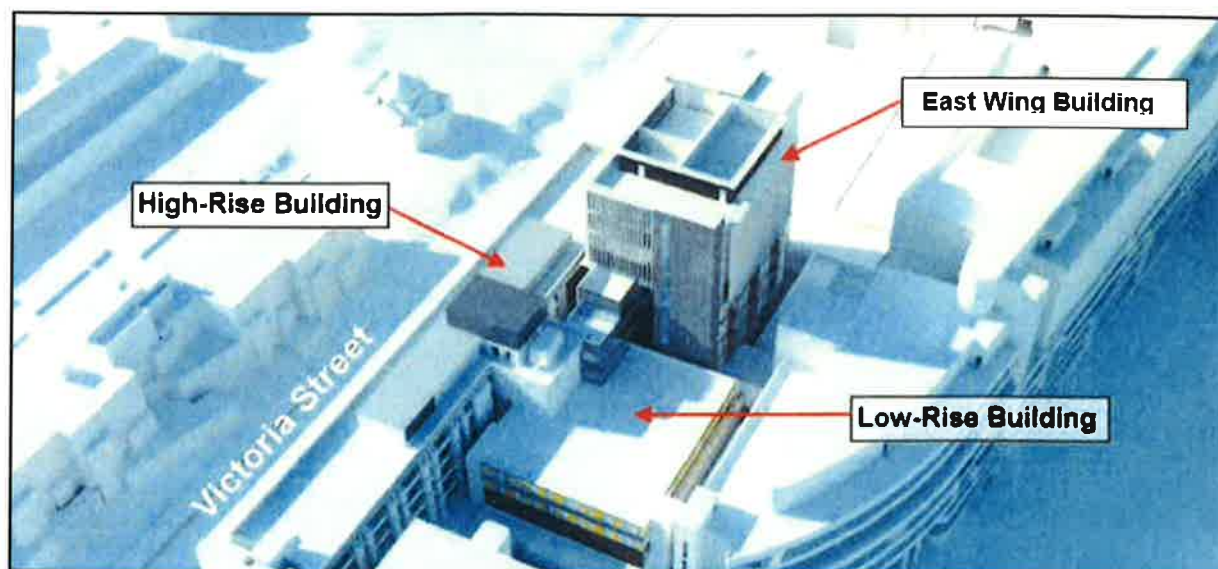


Figure 2: Approved block layout plan

3. APPROVAL HISTORY

On 17 September 2015, the Acting 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
- Internal and external refurbishment works to the existing low rise and high-rise buildings

The approved development has been modified on four previous occasions, as outlined in **Table 1** below.

Table 1: Summary of Approved Modifications

MOD	Description of Changes	Date Approved
1	Internal and external modifications to the design.	8 August 2016
2	Amendment to the main entry foyer and associated internal spaces and a new café use.	13 October 2016
3	Minor corrections to plan reference in development consent.	4 November 2016
4	Relocation of operating theatre no.5, and minor fit-out works for Same Day centre on Level 5.	27 February 2017

4. PROPOSED MODIFICATION

On 21 November 2017, the Applicant lodged an application (SSD 6480 MOD 5) seeking approval for the following:

- installation of three additional business identification signs (1x internally illuminated, 2x non-illuminated)
- retention and cladding of existing concrete upstands with opaque coloured glass on the western elevation
- demolition works on the rooftop of original SVPHS building to enable construction of adjoining terrace and installation of services

The modification is requested on the basis that it will allow construction to continue and provide enhanced wayfinding and building identification. No additional floor area is created as a result of the proposed modification. The proposed changes are shown in **Figures 3 to 7** below.

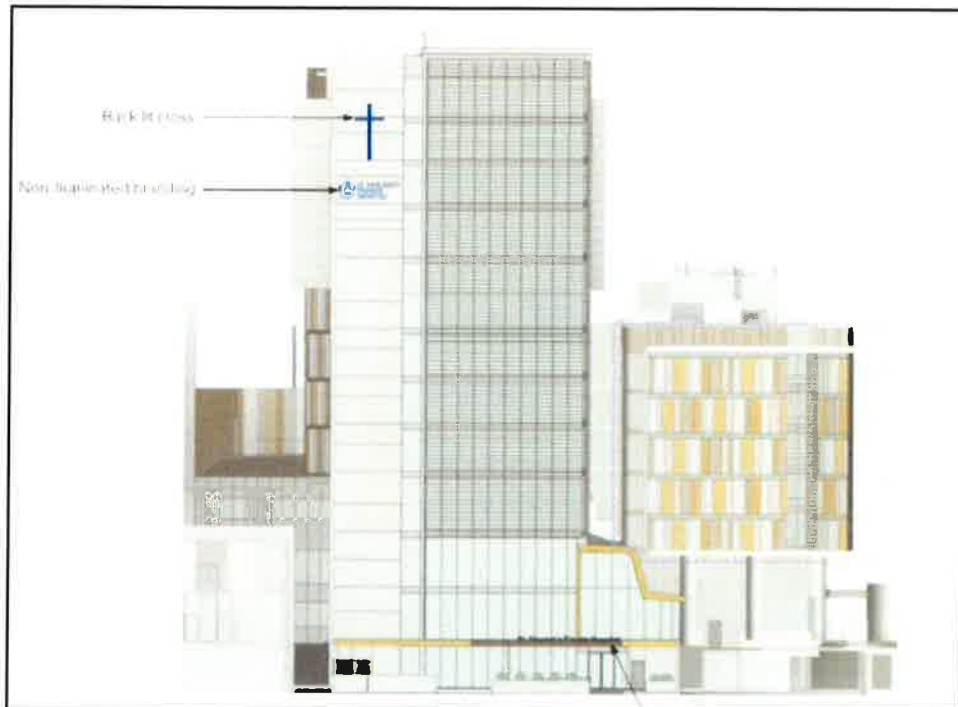


Figure 3: Proposed top of building signage (northern elevation)

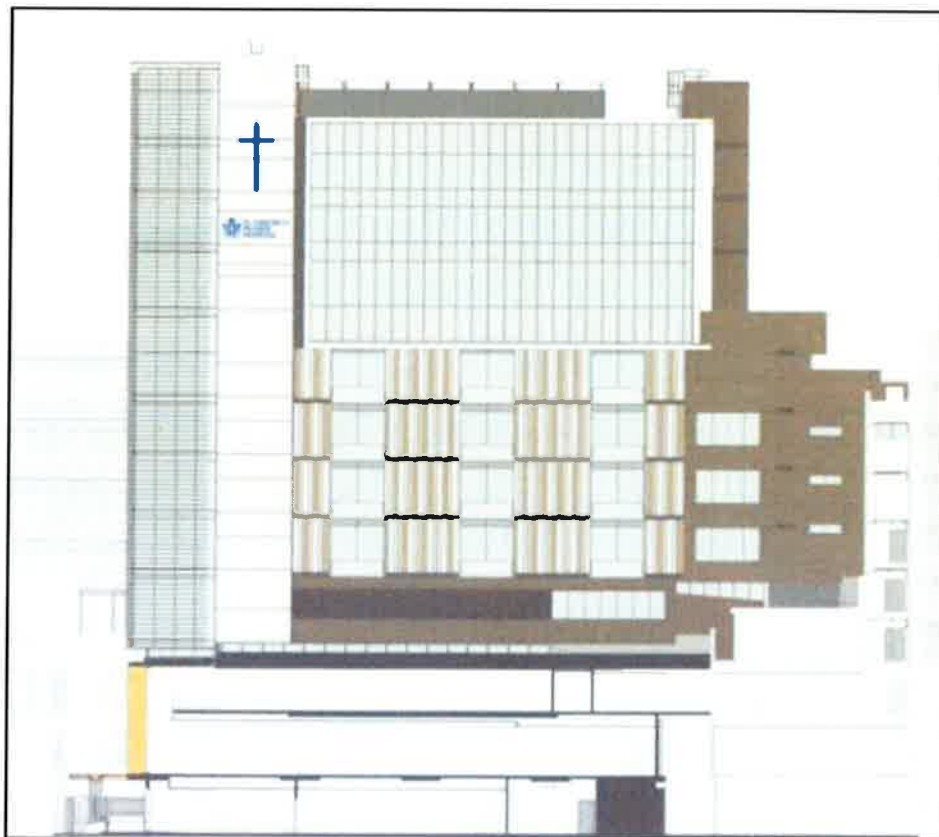


Figure 4: Proposed top of building signage (western elevation)



Figure 5: Proposed western façade



Figure 6: Approved western façade

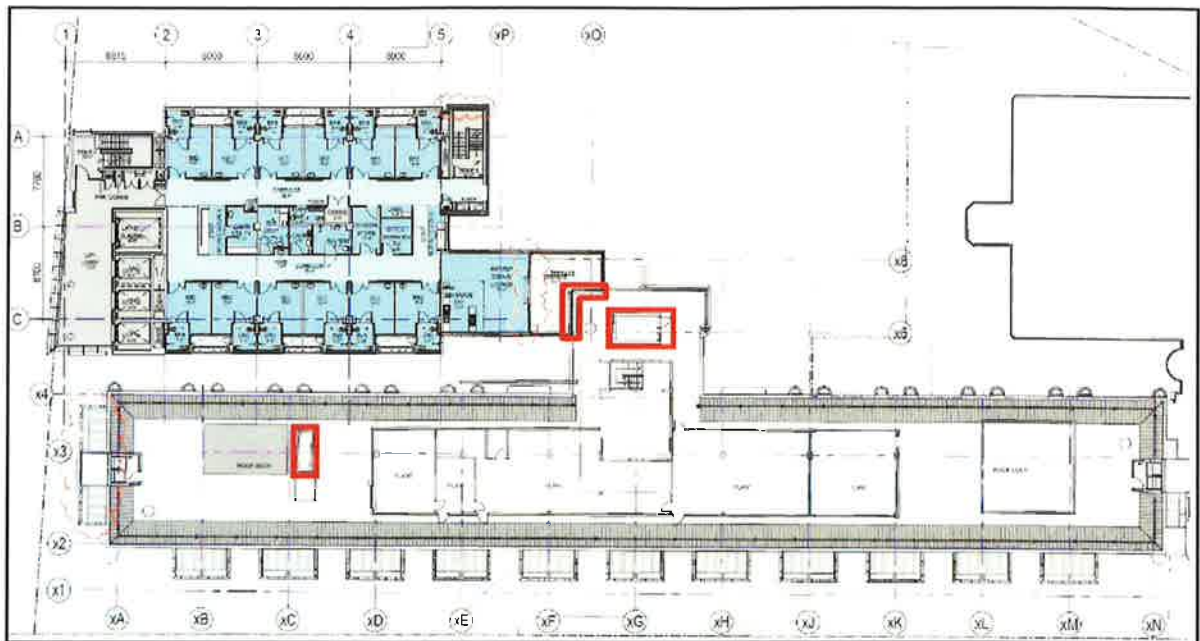


Figure 7: Proposed rooftop demolition on original SVPHS building (level 11)

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.

Table 2- Section 96(1A) matters for consideration

Matter for consideration	Comment
That the proposed modification is of minimal environmental impact	Section 7 of this report provides an assessment of the impacts associated with the proposal. The Department is satisfied that the proposed modifications will have minimal environmental impacts.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	The proposed modification seeks approval for minor changes 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.
The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report.
Any submission made concerning the proposed modification has been considered.	The Department did not receive any submissions on the proposal. The issues raised in submissions have been considered in Section 7 of this report.

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
- Sydney Local Environmental Plan 2012

The Department undertook a comprehensive assessment of the redevelopment against the above EPIs in its original assessment. The Department has considered the above EPIs and is satisfied that the modification does not affect the development's consistency with the EPIs.

Further consideration has been given to SEPP 64 as it relates to the proposed additional signage in Section 7.

5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Director of 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.
- there are no public submissions in the nature of objections.

6. CONSULTATION

The Department made the modification 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 raised no concerns with the proposed modifications. There were no **public** submissions received on the proposal.

7. ASSESSMENT

The proposed modifications are assessed in **Table 3** below.

Table 3- Assessment of key issues

Issue	Consideration	Recommendation
<i>Installation of three business identification signs</i>	<ul style="list-style-type: none">• As approved, the building incorporates three identification signs. Two of the approved signs are located on the eastern (Victoria Street) façade while the third sign is situated on the northern façade. These approved signs comprise of an illuminated cross, an illuminated hospital logo and a non-illuminated building identification sign featuring the building's name.• The proposal includes three additional signs, including two non-illuminated business identification signs to be located below the illuminated cross (Figures 3-4). One internally illuminated identification sign on the fascia of the northern awning is also proposed (Figure 5).• The applicant has provided a detailed assessment of the proposed signs against the relevant provisions of SEPP 64.• The Department has reviewed the analysis and considers the proposed signs to be compliant with the relevant provisions of SEPP 64 and does not result in any adverse environmental impacts. The proposed signs are recommended for approval as:<ul style="list-style-type: none">• The signs have been designed to integrate with the architecture of the building, other approved signage, and the character of the local area.• The signs are suitably located in close proximity to signage approved under SSD 6840.• The signage will improve wayfinding for visitors to the hospital.• Existing conditions of approval will ensure the illuminated signs will comply with AS4282-1997 and therefore will not result in any adverse light spill effects.• The signs will not adversely impact on any special areas, views or vistas.	<i>No additional conditions or amendments are necessary.</i>

	<ul style="list-style-type: none"> The Department considers the proposed signage to be acceptable as the changes are minor and the impacts are negligible. 	
<i>Amendment to western façade</i>	<ul style="list-style-type: none"> The approved development includes improvements to the western façade fronting Victoria Street. The original intent was to remove the concrete upstands for replacement with opaque glass panels in front of the remaining concrete spandrels (Figure 6). Recent investigations have, however, found asbestos in the joins between the spandrels and the concrete upstands. As removal of the concrete façade could result in exposure to asbestos, it is now proposed to retain the concrete upstands and clad them in opaque coloured glass (Figure 6). The Department considers the proposed change is acceptable as: <ul style="list-style-type: none"> The modified proposal retains a similar appearance to the approved façade (as shown in Figure 6). The proposed use of high quality materials ensures the design integrity of the development is not compromised. The proposed changes would not result in any adverse impacts on the surrounding heritage conservation area. Appropriate cladding of the upstands and joins will ensure the asbestos is contained resulting in less potential for environmental impacts than exposing the asbestos through a removal process. The Department therefore considers the proposed amendment to the western façade to be acceptable as the outcome will be similar to that approved under SSD6840 and will also reduce the potential for disturbance to the asbestos. 	<i>No additional conditions or amendments are necessary.</i>
<i>Demolition works on rooftop of SVPHS building</i>	<ul style="list-style-type: none"> Minor demolition works are proposed to the rooftop area of the SVPHS building. The demolition works are required to facilitate the construction of an adjoining terrace and roof top service installation. The Department considers that the proposed demolition works would not affect the design integrity of the SVPHS building as the demolition is limited to the rooftop and is not visible from the public domain. 	<i>No additional conditions or amendments are necessary.</i>

8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is appropriate on the basis that:

- the proposed changes are minor
- the proposed change will retain a high quality façade finish to Victoria Street without exposing the asbestos
- the proposed changes will assist in wayfinding and business identification
- the proposed change will improve the layout of the rooftop of the SVPHS building to allow service installation
- the proposed changes would not result in any significant additional environmental impacts beyond those already assessed and approved.

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

9. RECOMMENDATION

It is recommended that the Director, Modification Assessments, as delegate for the Minister for Planning:

- Consider the findings and recommendations of this report.
- Determine that the application SSD 6840 (MOD 5) falls within the scope of section 96(1A) of the EP&A Act.
- Approves the modification application SSD 6840 (MOD 5) subject to conditions.
- Sign the attached approval of the modification (Appendix A).

Endorsed by:



Timothy Green
Planner
Modification Assessments

Endorsed by:



Natasha Harras
Team Leader
Modification Assessments

DECISION

The recommendation is Approved by:

 19/12/17

Anthony Witherdin
Director
Modification Assessments
as delegate of the Minister for Planning

APPENDIX A: MODIFICATION CONSENT

A copy of the modified consent can be found on the Departments website at:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8920

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 application

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8920

2. Submissions

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8920

3. Response to Submissions

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8920