

## Daniel West

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**Subject:** RE: Request for a Meeting > SSD7588 | C21 Green Star Certification (Construction) and E10 Green Star Certification (Operational)

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**From:** [Brent.Devine@planning.nsw.gov.au](mailto:Brent.Devine@planning.nsw.gov.au) [<mailto:Brent.Devine@planning.nsw.gov.au>]

**Sent:** Tuesday, 7 February 2017 3:48 PM

**To:** Belcastro, Alex <[BelcastroA@ramsayhealth.com.au](mailto:BelcastroA@ramsayhealth.com.au)>

**Cc:** [David.Gibson@planning.nsw.gov.au](mailto:David.Gibson@planning.nsw.gov.au)

**Subject:** RE: Request for a Meeting > SSD7588 | C21 Green Star Certification (Construction) and E10 Green Star Certification (Operational)

Hi Alex

The Department would consider the application under Section 96(1A) of the EP&A Act.

Regards,

**Brent Devine**

Senior Planner

Planning Services



Level 29, 320 Pitt Street, Sydney NSW

[brent.devine@planning.nsw.gov.au](mailto:brent.devine@planning.nsw.gov.au) | (02) 9274 6328

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**From:** Belcastro, Alex [<mailto:BelcastroA@ramsayhealth.com.au>]

**Sent:** Monday, 6 February 2017 9:09 PM

**To:** David Gibson <[David.Gibson@planning.nsw.gov.au](mailto:David.Gibson@planning.nsw.gov.au)>; Brent Devine <[Brent.Devine@planning.nsw.gov.au](mailto:Brent.Devine@planning.nsw.gov.au)>

**Cc:** 'Daniel West' <[Dwest@jbaurban.com.au](mailto:Dwest@jbaurban.com.au)>; 'James Harrison' <[JHarrison@jbaurban.com.au](mailto:JHarrison@jbaurban.com.au)>

**Subject:** RE: Request for a Meeting > SSD7588 | C21 Green Star Certification (Construction) and E10 Green Star Certification (Operational)

Dear David,

Thank you for your time last week over the phone. As discussed we intend to seek a modification to the development consent issued for SSD 7588 relating to conditions C21 and E10 that require Green Star Certification.

We are currently preparing the relevant documentation to support the lodgement of the forthcoming application to DPE. To ensure we are lodging the correct s96 Application, it would be greatly appreciated if DPE could please confirm that it would consider the application under s96(1A) of the EP&A Act?

Kind Regards,

**Alex Belcastro**

NATIONAL BUSINESS DEVELOPMENT MANAGER

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**From:** Belcastro, Alex  
**Sent:** Wednesday, 1 February 2017 4:50 PM  
**To:** [David.Gibson@planning.nsw.gov.au](mailto:David.Gibson@planning.nsw.gov.au); [Brent.Devine@planning.nsw.gov.au](mailto:Brent.Devine@planning.nsw.gov.au)  
**Cc:** Daniel West <[Dwest@jbaurban.com.au](mailto:Dwest@jbaurban.com.au)>; James Harrison <[JHarrison@jbaurban.com.au](mailto:JHarrison@jbaurban.com.au)>  
**Subject:** Request for a Meeting > SSD7588 | C21 Green Star Certification (Construction) and E10 Green Star Certification (Operational)

Dear David and Brent,

I refer to recent conversations between Daniel West of JBA and Brent regarding conditions C21 and E10 of SSD 7588.

Ramsay Health Care is preparing a Section 96 application in relation to these two ESD / Green Star conditions. We strongly believe for a health care building of this scope and budget the requirements imposed to gain formal 'certification' for both Design & As Built and Performance from the Green Building Council of Australia is unreasonable.

We sincerely appreciate the Department has limited resources. I wish to impress that we do not wish to burden DEP for our own commercial gain, or to ignore our responsibilities to be environmentally sustainable proponents. We find this particularly approach churlish.

Our agenda and project scope is far from that of a commercial or residential developer. As Australia's largest private health care provider we appreciate we play a leadership role in the private sector and are seeking to find a reasonable common ground in relation to ESD requirements and targets.

The Northside Clinic will be a remarkable and landmark mental health facility in Australia and arguably the world. RHC is dedicated to this significant capital investment and is doing so in line with our environmental sustainability policy as shown on our website. We are committed to demonstrate and develop practices which support environmentally sustainable development practices, however we do not believe it to be either reasonable or practicable to gain formal 'certification' for both Design & As Built and Performance from the Green Building Council of Australia. Additionally, the introduction of a Green Star certification requirement so late in the design and funding of this building and not in consultation of the owner, or as part of the owner's brief and aspirations will cause significant delay and additional cost to the project.

In forming our view on this matter, we have diligently reviewed:

- the impacts associated with the conditions from a time and cost perspective on the project;
- the impacts associated with the conditions on patient safety and in relation to good health care facility design;
- the development's current compliance with Green Star given the building meets and exceeds Section J of the BCA;
- review of the ESD material which supported the SSD application;
- review of section C3.3 of the *Willoughby DCP* which appears to be the genesis of these consent conditions (although Green Star is not referred to at all in section C3 of the DCP);
- review of NSW Health Engineering Services Guideline (ESG) 2016, for health care buildings released on 26 August 2016 (noting: NSW Health do not require Green Star certification or performance requirements and

specifically seek only aspirational targets with no certification required for the State's own hospital projects); and

- review of comparable consents for health care facilities/hospitals by DEP, which highlight the State has also been unable to meet certification requirements for their health care buildings given the practical impediments.

Further to this detailed review, we believe that the conditions C21 and E10 imposed in our consent are onerous and unprecedented in relation to Green Star certification in construction and operations.

We have engaged a suitably qualified and experienced ESD consultant, Alistair Coulstock of Coulstock Consulting who supports our concerns and is assisting us in providing an acceptable ESD framework, which we believe you may find reasonable and appropriate.


We would appreciate the opportunity to meet with you to discuss our pending submission. Could you please advise if you would be happy to meet and any preferred dates or times?

Kind Regards,  
Alex

**Alex Belcastro**

NATIONAL BUSINESS DEVELOPMENT MANAGER

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**Head Office**  
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