

St. Vincent's Hospital, Darlinghurst

September 2006

Prepared for St. Vincent's Hospital



Caritas



O'Brien

Part 3A Major Project

Concept Plan for the redevelopment of 299 Forbes Street, Darlinghurst ('Caritas') and St. Vincent's Hospital, Burton Street, Darlinghurst ('O'Brien')

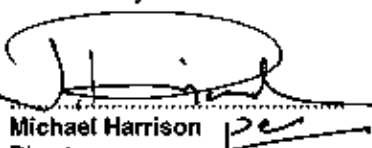
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Quality Assurance

Reviewed by



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25.09.2006

Date

This document is for discussion
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1. Executive summary

This Concept Plan has been prepared by Architectus Sydney on behalf of St. Vincent's Hospital, Darlinghurst in accordance with the provisions of Part 3A of the Environmental Planning & Assessment Act, 1979, State Environmental Planning Policy (Major Projects) and the Director-General's Requirements issued by the Director-General of the Department of Planning.

The Concept Plan seeks the combined approval for the re-development of two properties which are currently operated by St. Vincent's Hospital. The two properties are referred to as 'Caritas' and 'O'Brien' in this report.

The Caritas component of this application initially involves the conceptual design of a new mixed use development to replace the now inadequate facilities of the Caritas Centre which currently accommodates the Mental Health Service of St. Vincent's Hospital. The Mental Health Services will be relocated to the new purpose built O'Brien building located within the campus of St. Vincent's Hospital.

A supporting rezoning application will accompany this Concept Plan under a separate cover which proposes to rezone Caritas from Zone No. 5 Special Use (Hospital) to Zone No. 10 (a) Mixed Use 1(a) as defined under the South Sydney Local Environmental Plan, 1998.

The O'Brien component of this Concept Plan involves the conceptual design of a new hospital building to replace the now redundant O'Brien building within the campus of St. Vincent's Hospital.

A supporting Project Application for Early Works will accompany this Concept Plan under a separate cover which proposes the demolition of the O'Brien building and excavation works to establish the basement for the new building. The approval of the Project Application together with the Concept Plan and the rezoning application will facilitate the timely development of this much needed building and the delivery of critical services to both Darlinghurst and the wider Sydney region.

The health need

The St. Vincent's Hospital 'O'Brien' Building is being redeveloped to bring three historically discrete services together within an Integrated Model of Care - Mental Health Services, Alcohol & Drug Services and Community Health Services. This project will be the first of its kind in Australia.

It is known that either Mental Health, Alcohol & Drug or Community Health clients/patients often need to access the other related services at some point in time. When any of these services are provided separately, gaps in service delivery and/or resource duplication often occurs. The integrated service model enables a full health assessment to be made at the initial point of contact, appropriate referrals to be established with related services providers, development of an integrated care plan to be set in place and use of a single medical record. This approach has distinct advantages to the client thereby reducing delays in treatment and care and better streamlining of service planning and interventions.

The design concept for the O'Brien Building Redevelopment creates an integrated service cluster enabling a shared reception, triage area, the provision for 27 inpatient beds, assessment and treatment centre, administration, interview and meetings rooms, service call centre, education and research facilities and staff amenities to be provided in the building. The clustering of core services facilitates staff integrated,

coordination, multi-disciplinary team approaches to assessment, treatment and care.

At the departmental level, the unique service and functional requirements of each service is recognised with the establishment of individual departments at various levels of the building. The co-existence of the service departments within the one building facilitates easy interface with the other health professionals who may become part of the overall integrated care plan.

Bringing together this range of services within any building is a challenging exercise. St. Vincent's Hospital Integrated Service Providers are committed to contributing to the successful design and operation of the Building to the benefit of both clients/patients and staff.

The significance of St. Vincent's Hospital

St. Vincent's Hospital is centrally located in Darlinghurst and closely situated to central Sydney.

The hospital was founded in 1857 and has grown from providing 22 beds to currently providing 326 beds to an average of 28,971 patients per year. The hospital also services an average of 15,658 'day only' patients and 506,144 outpatients per year.

The hospital employs 2000 staff and runs at an annual budget of approximately \$130 million.

The hospital has grown into a leading medical, surgical and research facility and has been at the forefront of innovation in areas including cardiac, lung and bone marrow transplantation. It provides a full range of adult diagnostic and clinical services.

In 1991, St. Vincent's Hospital was incorporated under its own Act of Parliament (*St. Vincent's Hospital Act, 1912*) and is now known as St. Vincent's Hospital Limited. In April 1996 St. Vincent's joined the Sisters of Charity Health Service, which has 17 health care facilities and is Australia's largest not-for-profit health provider.

Today, St. Vincent's is a principal teaching hospital of the University of New South Wales and has close affiliations with a number of other universities, such as Australian Catholic University.

The teaching role of St. Vincent's Hospital is acknowledged in the recently released Metropolitan Strategy *"City of Cities – A Plan for Sydney's Future"* by the NSW Government. The Strategy identifies St. Vincent's Hospital as part of Sydney's 'knowledge infrastructure' and points out that assets and organisations such as St. Vincent's provide the basis for the continual growth of the knowledge economy required to sustain Sydney into the future.

The benefits

The development of the two components will provide benefits to both the local and regional community by:

- Providing a purpose built medical facility to effectively meet the growing demand for mental health and rehabilitation services.
- Facilitating an efficient medical and research environment by incorporating the service within the hospital campus.

- Encouraging social and economic growth by introducing a new level of health services to the Darlinghurst area.
- Opening up a previously restricted Caritas site containing items of local heritage significance and open space areas to the community.
- Providing a better streetscape to parts of Bourke Street, Burton Street and Forbes Street, and a better interface with the heritage listed de Lacy building on the corner of Burton Street and Victoria Street.

2. Introduction

This section provides details on the applicability and scope of the Concept Plan, its objectives and consultant involvement.

2.1 Applicability of the Concept Plan

Part 3A of the EP&A Act applies to projects that are identified in a State Environmental Planning Policy (SEPP) or are considered by the Minister to have State or Regional environmental significance. SEPP - Major Projects provides the criteria that identify the types of projects that are to be determined under Part 3A of the Act.

Clause 6(1)(a) of SEPP: Major Projects states *"Development that, in the opinion of the Minister, is development of a kind:*

- a) that is described in Schedule 1 or 2, or*
- b) that is described in Schedule 3 as a project to which Part 3A of the Act applies, or*
- c) to the extent that it is not otherwise described in Schedules 1-3, that is described in Schedule 5,*

is declared to be a project to which Part 3A of the Act applies"

Clause 18 within Group 7 of Schedule 1 in the SEPP lists hospitals within a group of health and public service facilities on the proviso that:

- (1) Development that has a capital investment value of more than \$15 million for the purpose of providing professional health care services to people admitted as in—patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:**
 - (a) day surgery, day procedures or health consulting rooms, or*
 - (b) accommodation for nurses or other health care workers, or*
 - (c) accommodation for persons receiving health care or for their visitors, or*
 - (d) shops or refreshment rooms, or*
 - (e) transport of patients, including helipads and ambulance facilities, or*
 - (f) educational purposes, or*
 - (g) research purposes, whether or not they are used only hospital staff or health care workers and whether or not any such use is a commercial use, or*
 - (h) any other health-related use.*
- (2) For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.**

The project has a capital investment value in excess of \$15 million for the purposes of providing professional health care services including facilities

for accommodation for persons receiving health care. The construction cost exceeds the Capital Investment Value threshold.

Therefore, under Clause 6 of the SEPP the proposed development is to be considered as a major project and requires the determination of the Minister for Planning.

Ministerial acceptance of the proposal as a Part 3A Major Project

On 28 August 2006, the Minister for Planning formed the opinion that the proposed redevelopment of the Caritas site and the O'Brien building constituted a Major Project under the terms of State Environmental Planning Policy (Major Projects) and authorised the submission of one concept plan for the two sites.

The Director-General of the Department of Planning issued the Director-General's Requirements on 7 September 2006. A copy of the confirmation letter and Director-General's Requirements are attached at **Appendix A**.

It is requested that future development applications on the Caritas site be dealt with by the Department of Planning rather than the City of Sydney Council.

2.2 Arrangement of the Concept Plan

This Concept Plan consists of two main parts which are presented under one project due to the inter-relationship between the Caritas component and the O'Brien component.

Part 3 of the Plan addresses the assessment of the Caritas component while *Part 4* of the Plan addresses the assessment of the O'Brien component.

2.3 Scope of the Concept Plan

This plan applies to all land coloured yellow in Figures 1 & 2 below:

Caritas component



Figure 1 Caritas component

O'Brien component

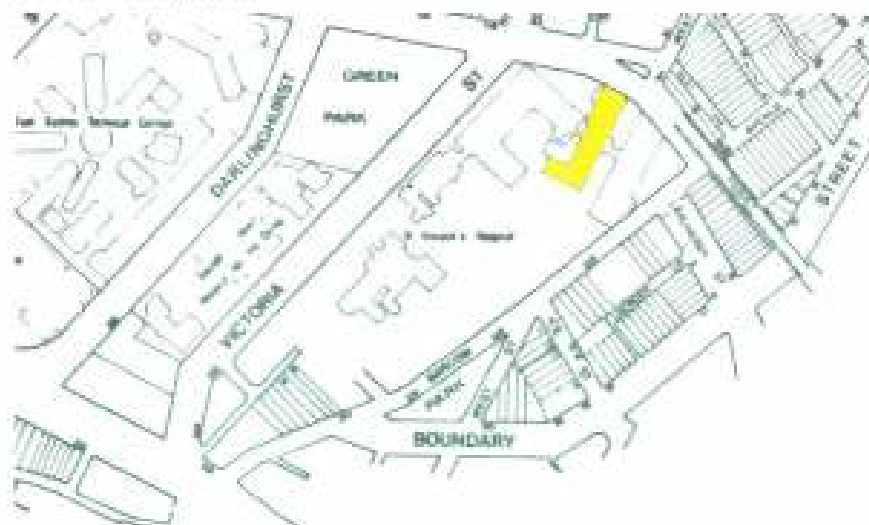


Figure 2 O'Brien component

2.4 Objectives of the Concept Plan

The objectives of this Concept Plan are:

- To obtain Ministerial approval for the *Concept Plan* for the re-development of the Caritas site to include a rezoning from 'Special Use' to 'Mixed Use' (under a separate application),
- To obtain Ministerial approval for the demolition of the existing Caritas building and associated structures, the demolition of the rear additions to Caritas House and the erection of two new mixed use buildings. Ministerial approval is also sought for modifications to the heritage listed Caritas House, Caritas Cottage and the Arts and Crafts style building on the corner of Bourke Street and Burton Street to accommodate residential and/or commercial uses.
- Obtain Ministerial approval for the *Concept Plan* for the construction of a new O'Brien building in the same location and generally within the same building envelope to accommodate the St. Vincent's Hospital Mental Health Services which will relocate from the former Caritas Rehabilitation Centre in Darlinghurst, the Alcohol & Drug service which will relocate from Gorman House and the Community Health Service which will relocate from the old Darlinghurst Police station and other facilities.
- To provide authorities and stakeholders with a plan for the most appropriate form of development of the Concept Plan area;
- To provide a planning framework for the Concept Plan area and facilitate its orderly, staged development;
- To assist the public to understand the future character of development;
- To assist the consent authority in its consideration of applications for development consent within the area.

2.5 Rezoning

Approval is also sought under a *separate* application for the rezoning of the Caritas component from 'Special Use (Hospital)' to 'Mixed Uses'. The rezoning report accompanies this Concept Plan and addresses the *Draft Guideline – State Significant Sites*.

2.6 Preparation of the application

Applicant	St. Vincent's Hospital
Project Manager	Aurora Projects Pty Ltd
Architect (Caritas)	Architectus Sydney
Architect (O'Brien)	Bligh Voller Nield Sydney
Urban Design & Planning	Architectus Sydney
Legal	Cutler Hughes & Harris
Arborist	Sydney Aboricultural Services Pty Ltd
Landscape architect	Context Landscape Design Pty Ltd
Heritage	Graham Brooks & Associates
Archaeological	AHMS Pty Ltd
Surveyor	Rygate & Company Pty Ltd
Geotechnical	Coffey Environments
Traffic consultant	URaP – TTW
Contamination	Coffey Environments Pty Ltd & New Environment

2.7 Authorship

This application was prepared by Tony Collier, Manager Statutory Planning, Architectus Sydney

2.8 Environmental planning Instruments

State environmental planning policies

Part 3A of the EP&A Act applies to projects that are identified in a State Environmental Planning Policy (SEPP) or are considered by the Minister to have State or Regional environmental significance.

State Environmental Planning Policy (Major Projects) 2005

SEPP (Major Projects) provides the criteria that identify the types of projects that are to be determined under Part 3A of the Act.

Environmental Planning & Assessment Regulations 2000

The Environmental Planning and Assessment Regulations 2000 make provision for the consideration of a proposal under Part 3A. Generally, these are administrative provisions that oblige the consent authority to undertake the environmental assessment and notification of the proposal in accordance with their requirements. The Department of Planning is obliged to undertake the necessary consultations and notifications in accordance with the Regulations.

Local Environmental Plan

South Sydney Local Environmental Plan 1998 is the principal statutory instrument applying to the two sites and surrounding environs.



The South Sydney Plan - South Sydney Local Environmental Plan 1998 (SSLEP 1998)








































Of relevance to this project, SSLEP 1998 contains:

- Part 3 – General Restrictions on Development
 - Section 15 - Zoning Controls for Zone No.5 (The Special Use Zone)
 - Section 21 - Zoning Controls for Zone No. 10 (The Mixed Use Zone)
- Part 4 – Special Provisions
 - Division 1 - Heritage Conservation
 - Division 4 - Miscellaneous
- Schedule 1 - Definitions
- Schedule 2 – Heritage Items (namely Item No. 461)

Development control plans

The South Sydney Plan - Development Control Plan 1997

- Development Control Plan (Urban Design) 1997
 - Part B – Urban Design Principles
 - Part C – Public Domain
 - Part D – Design Criteria for Social Planning
 - Part E – Environmental Design Criteria
 - Part F – Design Criteria for Specific Developments Types
- Development Control Plan (Heritage Conservation)
- Development Control Plan (Contaminated Land)
- Development Control Plan No. 11 (Transport Guidelines for Development)
- Section 94 Contributions Plan 1996

INDEX		
ZONES		
	ZONE No. 10A	RESIDENTIAL HIGH DENSITY
	ZONE No. 10B	RESIDENTIAL MEDIUM DENSITY
	ZONE No. 1	BUSINESS
	ZONE No. 2	INDUSTRIAL
	ZONE No. 3	ARTISANAL
	ZONE No. 4	LOCAL RESIDENTIAL
	ZONE No. 5	RESIDENTIAL MEDIUM DENSITY
	ZONE No. 6	RESIDENTIAL MEDIUM DENSITY
	ZONE No. 7	RESIDENTIAL MEDIUM DENSITY
	ZONE No. 8	RESIDENTIAL MEDIUM DENSITY
	ZONE No. 9	RESIDENTIAL MEDIUM DENSITY
	ZONE No. 11	MIXED USE
	ZONE No. 12	MIXED USE
	ZONE No. 13	MIXED USE
	ZONE No. 14	MIXED USE
	ZONE No. 15	MIXED USE
	ZONE No. 16	MIXED USE
	ZONE No. 17	MIXED USE
	ZONE No. 18	MIXED USE
	ZONE No. 19	MIXED USE
GENERAL		
	AREA WITH SPECIAL PROVISIONS	
	DEVELOPMENT BOUNDARY	
	CITY COUNCIL BOUNDARY	
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3. Caritas component

3.1 Legal description and area

The property is legally known as Lot 1612 in DP 752011 No. 299 Forbes Street, Darlinghurst. The site has an area of 4477m².

3.2 Ownership

At present the title is a perpetual lease in favour of the St. Vincent's Hospital Trustees being Elizabeth Anne Dodds, Peter James Ferris and Helen Anne Clark. Conversion to freehold title is currently in process and is anticipated to be completed in December 2006.

3.3 Location

The site is located on the northern side of Oxford Street, approximately 500m east of the Sydney CBD. The site is bounded by Bourke Street to the west, Burton Street to the north and Forbes Street to the east. Figure 3 below illustrates the location of the site.

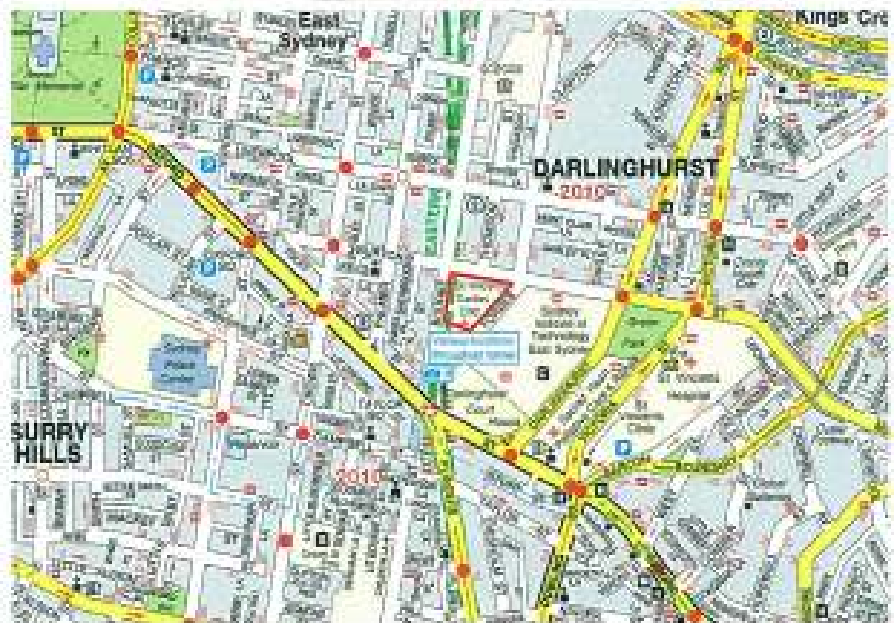


Figure 3 Location of the site (marked in red)

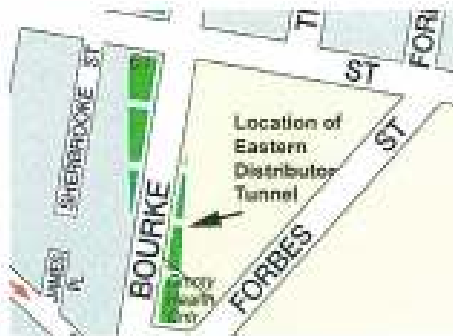


Figure 4 Location of the Eastern Distributor Tunnel

3.4 Site analysis and urban context

The site currently accommodates the Caritas Centre Group which includes the Caritas Rehabilitation Centre which is a wing of St. Vincent's Hospital, a two storey Victorian Regency style building, a two storey Federation Arts and Crafts style building and perimeter fencing.

As indicated in Figure 4 the Eastern Distributor traffic tunnel intersects the south western half of the site.

The heavily developed site slopes diagonally downwards in an south west/north east direction towards the corner of Bourke Street and Burton Street. The Burton Street frontage displays the most dramatic change in level as it drops approximately seven metres within a relatively short length. Figure 4 opposite provides an indication of the location of the Eastern Distributor Tunnel.

The site is situated within an area which can be regarded as transitional as it is located between the defined areas of the Darlinghurst/Paddington residential area to the east and the business/commercial area of the Sydney CBD to the west. The predominance of mixed commercial and residential uses within this transitional zone has influenced the mixed use characteristics of the proposed development.

The site has good access to regular public transport routes along Oxford Street to the south and Kings Cross to the north. The site is also within easy walking distance to Sydney CBD.

The figure below illustrates the scale of surrounding development, the proximity of the site to key transport nodes and routes and it's close proximity to central Sydney.

Figure 5 below also shows the close proximity of the site to two influencing developments being the neighbouring "Republic" building and the St. Margaret's Hospital site on Bourke Street.



Figure 5 Urban context of the site

Detail of the site highlighting its transitional location in context to surrounding development, transport routes and other significant mixed use developments.

Immediate context

The site is the major part of a triangular street block which is in transition between the predominantly residential and large scale institutional uses to the west and the business and commercial uses to the south and east of the site.

The pattern of buildings in the area comprise of the following principles:

- Buildings typically align the streets.
- Two and three storey terraced housing on Bourke Street have their primary aspect towards the site.
- Two and four storey buildings on Burton Street mainly face away from the site and present end walls to Burton Street.
- Some larger scale developments are interpreted with smaller scale buildings such as the 'Republic' building diagonally opposite the site to the north-west. Figure 6 below illustrates the variable scale and massing developments surrounding the site.
- The institutional buildings in the Special Use zone typically have larger frontages with parts of St. Vincent's Hospital up to seven storeys. Figure 7 below illustrates the large scale massing of St. Vincent's Hospital.



Figure 6 Variable scales of development around the site



Figure 7 Massing of St. Vincent's Hospital fronting Victoria Street

3.5 The surrounding streets

When viewed from the public domain, the built form of the Darlinghurst area retains a historical consistency interspersed with contemporary residential and institutional built forms within a landscaped setting of tree lined streetscapes.

To the north

The site is bounded by Burton Street to the north.



Figure 8 View north to Burton Street

The northern side of Burton Street consists of Edwardian style terraced dwellings of single, double and triple storey scale. The terracing follows the steep slope which occurs at the portion of Burton Street immediately adjacent to the site. The southern side of Burton Street consists of the main façade of the Caritas Rehabilitation Centre and the two storey Arts & Crafts style building which is situated at the corner of Burton Street and Bourke Street.

The recently constructed mixed use development known as 'Republic' is located diagonally opposite to the north west on the intersection of Bourke Street and Burton Street.

To the east

The site is bounded by Forbes Street to the east.

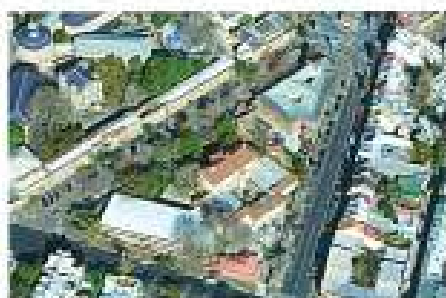


Figure 9 View east to Forbes Street

The eastern side of Forbes Street is visually dominated by the sandstone wall which surrounds the neighbouring East Sydney Technical College (former Darlinghurst gaol). The western side of Forbes Street consists of an avenue of mature street trees framing deeply recessed landscaped frontages to St. Vincent's Hospital. Currently, the Caritas Rehabilitation Centre is located at the corner of Forbes Street and Burton Street and

forms a disruptive architectural massing in an otherwise historically intact streetscape.

To the west

The site is bounded by Bourke Street to the west.



Figure 10 View west to Bourke Street

The western side of Bourke Street predominantly consists of Edwardian style terraced housing, interspersed with contemporary apartment buildings. The eastern side of Bourke Street consists of the rear of the Caritas site which is partly obscured by a tall brick and sandstone wall which extends for the full length of the Bourke Street side of the site.

To the south

The historic Darlinghurst Police station building abuts the site to the south which in turn abuts Taylor Square and the commercial strip of Oxford Street.

(continued)



(continued)

- [illegible]

The opportunity is for a new street wall building to successfully interface with the neighbouring Police Station building to the south as well as the terraced built form along the opposite side of Bourke Street.

- **Forbes Street** is relatively level and is the street address for the heritage listed Caritas House. Forbes Street is dominated by the landscaped cartilage of Caritas House which forms a historical setting. This setting will be retained. Caritas House can be adaptively re-used for combined commercial/residential usage.

The existing rear extension to Caritas House can be demolished for the new development according to heritage consultant, Graham Brooks & Associates. However, the rear courtyard has heritage significance and will be re-interpreted to form an open space area.

3.7 Outline of the Caritas proposal

Approval is sought for the following:

- The demolition of the Caritas Rehabilitation Centre fronting Burton Street.
- Excavation for new basement car parking.
- The construction of new mixed use buildings fronting Bourke Street and Burton Street.
- The demolition of the rear additions to Caritas House.
- The change of use of the heritage items being Caritas House, Caritas Cottage and the federation building at the intersection of Burton Street and Bourke Street from institutional use to residential/commercial uses.

Figure 12 below illustrates the extent of development on the site.



Figure 12 Scope of works

The scope of proposed works on the Caritas site. Note the transition between the institutional use and the residential area.

3.8 Opportunities and constraints

Opportunities and constraints associated with the Caritas component are summarised below:

Opportunities

- Close proximity to Sydney CBD and transport routes.
- A more compatible land use with surrounding residential and mixed use development.
- An adaptive re-use of the heritage items on the site which will ensure their long term retention and maintenance.
- The creation of a mixed use 'precinct' which will offer new employment opportunities in the area which are easily accessible.
- A visual revitalisation of the site and of the local area through the introduction of contemporary architectural elements.

Constraints

- Irregular lot shape and the steeply sloping topography of the site.
- The retention and incorporation of existing heritage buildings.
- The historic bulk and scale of surrounding development.
- The proximity of the Eastern Distributor Tunnel abutting the site to the west.

3.9 Plan of the proposed development

The development was proposed within the Clause 6 application in three options, each delivering a different yield, bulk and scale.

The proposal has since been refined and is now proposed in two options which are still based upon the same site layout as indicated in Figure 13 below.

This report addresses the preferred option of St. Vincent's Hospital, being Option 1. A copy of the other option is attached at **Appendix B**.



Figure 13 Proposed site layout

The generic site layout for the proposed development. Emphasis has been placed upon the open space areas, the elements of heritage significance and the ability for increased social interaction with the community.

Description of proposed development

The Burton Street building (Figure 14 opposite) consists of a new mixed use residential and commercial building which has been designed.

The Arts and Crafts building on the corner of Burton Street and Bourke Street will be retained and upgraded to accommodate an appropriate use, yet to be determined although it is considered that a café/restaurant use would provide an active public interface at this intersection. The area



Figure 14 Burton Street elevation

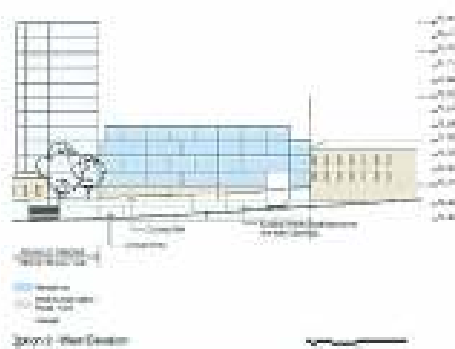


Figure 15 Bourke Street elevation

surrounding the Arts and Crafts building is proposed to be used for outdoor entertainment and thoroughfare purposes and will be designed to showcase the historical significance of the building.

The Bourke Street elevation (Figure 15 opposite) consists of a new mixed use residential and commercial building with a height of five storeys. The height and scale of the building has been maintained at a low level to respect the existing residential built form on the opposite side of Bourke Street and the neighbouring police station. This building partially wraps around at a lower level of storeys to form the southern boundary abutting the neighbouring police station.

Caritas Cottage is to be retained and upgraded for use as either a commercial or residential building.

The original form of Caritas House will be retained, upgraded and adaptively re-used to accommodate commercial and residential uses on the ground floor with residential apartments on the upper floors. The rear addition to Caritas House will be demolished in accordance with advice received from heritage consultants, Graham Brooks & Associates although the rear courtyard will be re-interpreted.

A new mixed use residential and commercial building will be located near the corner of Forbes Street and Burton Street. Car parking will be located beneath the Burton Street and Bourke Street buildings. The basement car parking areas will be accessed via an existing entrance on Bourke Street.

The site will provide substantial open space which will be accessible to the public during specific hours.

Figures 16 and 17 below provide a perspective on how the development will visually interact with the streetscape.



Figure 16 View looking west along Burton Street



Figure 17 View looking south along Burton Street

3.10 Building Envelope Control Plan

The Building Envelope Control Plan (Figure 18 below) recommends the following:

- Heritage buildings and the heritage wall along Bourke Street are to be retained.
- Building heights and envelopes for the new buildings.
- Open space locations
- Main pedestrian access points.
- Vehicle access/egress point to basement parking.
- All new buildings to be sited on the street boundary.
- The top floor of the new buildings fronting Burton Street and Bourke Street to be up to 70% of the GFA of the floor immediately below.

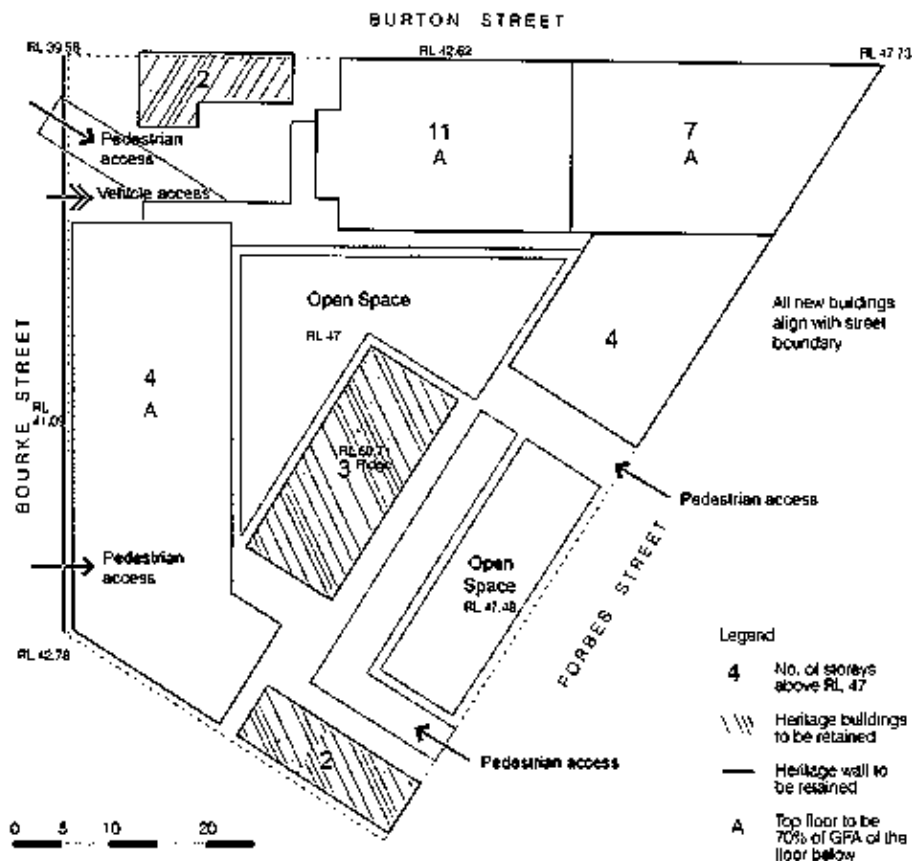


Figure 18 Building Envelope Control Plan

3.11 Environmental assessment of the proposal

The following table numerically illustrates the development:

Site Area (m ²)	Units	Residential GFA (m ²)	Commercial GFA (m ²)	Res FSR	Building Height	Car Parking
4477	131	13967	1085	3.1:1	16 - 27m	166

Table 1 Numerical overview of the development based upon the preferred option.

Floor space ratio

The development proposes a residential unit yield of 131 apartments which, in total, achieves a GFA of 13,967m². This brings the residential FSR to 3.1:1.

Special Use zones are located to the east which do not have a floor space ratio. The site is currently zoned Special Use which does not have any FSR requirements.

To the north and west a floor space ratio of 1:1 prevails while the Mixed Use zone diagonally opposite the site on the corner of Bourke Street and Burton Street (accommodating the 'Republic' building) has an approved floor space ratio of 2.5:1. The recently redeveloped St. Margaret's Hospital site to the south along Bourke Street has an approved floor space ratio of 3.3:1. The application of these latter ratios are the benchmark for the proposed development and are reflective in the proposed option.

The FSR is an outcome of an urban design analysis of the site and surrounding streetscape to generate appropriate building envelopes.

Figure 19 opposite details the surrounding FSR requirements contained under the South Sydney Development Control Plan 1997. Figure 20 below shows the St. Margaret's Hospital mixed-use re-development while Figure 21 shows the located diagonally opposite the Caritas site.

Note that the GFA of the heritage buildings on the site to be retained is 860m².

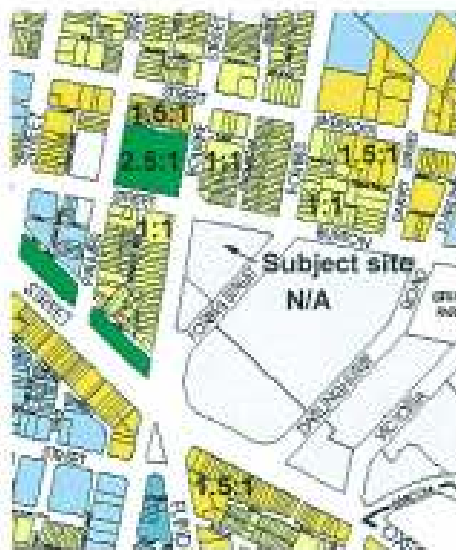


Figure 19 SSDCP 1997 FSR controls
Floor space ratios of the surrounding area
Source: SSDCP 1997



Figure 20 St Margaret's Hospital



Figure 21 The Republic development

Building height

There are no height controls applicable to the site under the current Special Use zone. However, as the site is proposed for private sector re-development it is appropriate to rezone the site and develop appropriate controls. In this regard, it is proposed to adopt a maximum building height of up to 10 storeys for a portion of the Burton Street building and a height



Figure 22 SSDCP 1997 height controls
Building height controls of the surrounding area
Source: SSDCP 1997

of up to 6.5 storeys for the Bourke Street building to permit the development to deliver both its economic goals of supporting the development of St. Vincent's Hospital as well as permitting a development which will offer a quality outcome in terms of private and public amenity.

The height of surrounding development varies generally in accordance with the building height controls contained in the South Sydney DCP 1997 which are, for new development, based upon the width of the street to which a proposed building fronts. In this case, Forbes Street, Burton Street and Bourke Street all have widths of 20 metres which results in a permissible building height of 7.5 storeys for the surrounding residential zones.

To the north, along Burton Street, building heights are generally between two to four storeys – the predominant height being three storeys.

To the west, along Bourke Street, building heights are generally three storeys.

To the south and the west, within the neighbouring Special Use zones, building heights vary and are not subject to a control.

The building heights match the building heights of recent mixed use development in surrounding zones such as the St. Mary's Hospital redevelopment and the Republic building. The bulk and scale of the development represents a unique development on a site which is larger than most in the area which performs as a well defined mini-precinct functioning both visually and operationally as a 'show piece' within an otherwise unchanging area.

The Burton Street building will have a height of up to 6.5 storeys on the corner of Burton Street and Forbes Street. The tower component located near the centre of the Burton Street frontage, will have a height of 12 storeys. The ground floor will contain commercial uses at the corner of Burton Street and Forbes Street. The uppermost level towards the corner of Burton Street and Forbes Street will be recessed to provide visual articulation to the bulk and scale of the building.

The Bourke Street building will have a height of up to five storeys above parking. The ground floor, facing the internal areas of the site, could contain commercial uses. The top floor will be setback to provide visual articulation to the bulk and scale of the building.

The Forbes Street building will have a height of 5 storeys – the ground floor being utilised for commercial uses.

The proposed building heights are taller than the traditional forms of development along Burton Street and Bourke Street but are designed to form a relationship to the unique topography and location of the site. This relationship is reflective of the that successfully formed between the 'Republic' building and the St. Margaret's redevelopment to their respective surrounds. The façade treatments which will emphasise greater articulation and sympathetic use of materials will be detailed in a subsequent Project Application.

Car parking

SSDCP No. 11 (Transport Guidelines for Development)

South Sydney Development Control Plan No. 11 (Transport Guidelines for Development) requires the following car parking provision for the anticipated range of uses which may utilise the proposed development:

Residential	
1 Bedroom	0.5/Unit
2 Bedroom	0.8/Unit
3 or more Bedrooms	1.2/Unit
Separate Visitor Parking	1/6/Unit
Office & Commercial	
Office & Commercial	1/125m ² GFA
Visitor Allocation	20%
Retail	
Small Shops	1/50m ² GFA
Food & Beverage	
Cafes, Restaurants & Take-Away Food Shops	1/50m ² GFA for 1 st 100m ² then 1/18m ² GFA
Medical	
Medical Centres & Consulting Rooms	2/effective full-time doctor

Table 2 SSDCP car parking requirements

If the above provisions were applied (using the Residential and Office & Commercial categories only) a car parking provision of 108 bays would be generally required. Note the figure is *approximate only* as a yield by dwelling type has not been determined at this early stage.

For the sale of the site to be effective in delivering the revenue to partly fund the redevelopment of the O'Brien building on the St. Vincent's Hospital campus it is considered that each apartment should have at least one car space.

Sydney Local Environmental Plan 2005 (Part 5 – Car Parking)

The site is located within a transitional area which is more readily identifiable as inner city rather than outer suburb. Because of the close proximity to Central Sydney, and the nature of the development, it was considered appropriate to adopt the car parking requirements under this Plan. The car parking requirements contained under Part 5 of SLEP 2005 are:

Residential	
1 Bedroom	1/2Units
2 Bedroom	1/Unit + 1 additional space/5 Units
3 or more Bedrooms	2/Unit
Separate Visitor Parking	Nil
Commercial	
Other Uses (based upon GFA)	7 bays

Table 3 SSLEP 2005 car parking requirements

The car parking is provided at an across-the-board rate of 1.2 bays per apartment to account for a range of apartment types which are yet to be

determined. As such, the car parking yield for the proposed development would be 166 spaces.

Traffic consultants, URaP-TTW Pty Ltd have prepared a traffic and parking report based in part upon the RTA's *Guide to Traffic Generating Developments* which addresses on-site car parking and external traffic movements. A copy of this report is attached at **Appendix C**.

The design of the car parking area(s) will be addressed in a subsequent Project/Development Application. The car parking area(s) will be designed to accord with the provisions of AS 2890.1 and, if need be, AS 2890.2.

3.12 The likely impacts

Context and setting

The development will not impact upon any significant topographical elements, existing skylines or the City's distinctive form. As illustrated in Figure 23 opposite, the development will ensure the retention of significant vistas and view corridors and reinforce the 'urban' character of the north sector.

In addition, the proposal is likely to provide a positive impact on the locality by:

- a) Providing a mixture of compatible land uses such as residential, retail and commercial, and
- b) Promoting mixed use development by locating mutually supportive and compatible uses such as residential uses, places of employment and retail uses in close proximity to each other so as to minimise vehicular travel, and
- c) Permitting appropriate forms of residential development within the zone to mutually support the vitality of nearby commercial and urban village centres, and in doing so, assist successful urban consolidation, and
- d) Incorporating contemporary urban design principles in the design of new buildings and the interpretation of their relationship with the public domain, and
- e) Implementing the principles of energy efficiency, travel demand management and other sustainable development practices as part of the development assessment process, and
- f) Encouraging the integration of suitable employment and residential intensive activities into accessible locations so as to maximise public transport patronage and encourage travel by foot and bicycle from surrounding areas, and
- g) Minimising adverse impact on residential amenity by devising appropriate design assessment criteria and applying specified impact mitigation requirements, and
- h) Ensuring that any nuisance generated by non-residential development, such as that related to operating hours, noise, loss of privacy, vehicular and pedestrian traffic or other factors, is controlled so as to preserve the quality of life for residents in the area.

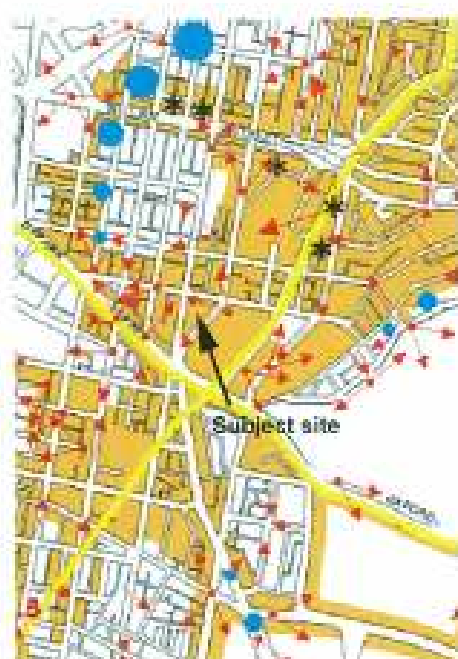


Figure 23 The setting of the site
The setting of the site.
Source: SSDCP 1997

Colour & Symbol Key

Orange:

Height & form of buildings along ridges needs to be carefully considered in context to the overall urban form of the city.

Yellow Line:

Buildings response to skyline characteristics of ridge lines typified by:

Variable height – created by clusters of multi-storey buildings with no recognisable pattern;

Even height – interrupted by punctuations of individual tall buildings or towers;

Uniform height – created by buildings of consistent scale.

Red Arrow:

Direction of distant and local views.

Blue dot

Location & increasing depth of valleys

Black Star**Landmarks**

Note that the site is situated on the western downward slope of the Forbes Street ridge line and the building has been designed to respond to this by introducing a variable height on the downward slope along Burton Street with a uniform height along the more level length of Bourke Street.

No distant or local views will be affected.

- i) The development will positively contribute towards the streetscape and general character of the area through the introduction of a contemporary built form which will include elements of heritage significance. This collaborative mix of old and new building forms will provide a new architectural interface which will strike a balance between the predominantly period buildings in Darlinghurst.

Figure 24 below illustrates the distant view to the site from the grounds of St. Mary's Cathedral in Central Sydney.



Figure 24 Distant view to the site

The site when viewed from the eastern edge of Central Sydney. Note range of building heights on the ridge line and the formation of the western valley.

Does the proposed development fit the locality?

The development fits within the locality of Darlinghurst for two main reasons:

- The development will introduce a contemporary building design into an area which is predominately late 19th century and early 20th century development. As seen by the development of the 'Republic' building adjacent to the subject site, the incorporation of contemporary architecture into a character area can be achieved without detracting from the overall historical integrity of that area.
- While part of the proposed building heights are higher than the surrounding building heights it is considered that the subject site, and the development which takes place upon it is unique in that, it is a



Figure 25 Surrounding urban villages
The site in context to surrounding urban villages
Source: SSLEP 1996

large 'show' site within an institutional precinct of large buildings. the proposal makes a transition between the institutional precinct and the surrounding residential area.

The site is situated between the East Sydney, Surry Hills and Darlinghurst urban villages. The development context of each urban village is detailed under Map 3 (Urban Villages) in SSLEP 1996 (refer Figure 25 opposite).

The development contexts of the East Sydney and Surry Hills urban villages are classified as 'extended mixed use zones' respectively. As such, the villages contain a diverse mix of residential and commercial uses which will be complimented by the introduction of the development.

The development context of the Darlinghurst urban village is classified as 'residential scale preservation'. The proposed development will complement this residential scale by introducing a predominantly residential component within a site which has consistently been used for institutional purposes.

The development context highlighted by SSLEP 1996 reveals the mixed use nature of the subject site and the compatibility of the proposed mixed use development as forming an effective transitional zone between the three surrounding urban villages.

Are the site attributes conducive to the development?

- The site is ideally located close to public transport and within a road network that will not suffer unduly as a result of the resulting traffic generation.
- The site is provided with existing and proposed facilities that will enhance the Darlinghurst area
- The site is suitably sloped for the creation of an underground or basement car park screened from view.

Social impact in the locality

The development will have a very substantial positive social impact in the locality by firstly removing the mental health facility from the surrounding residential area, and secondly it provides a new venue for social interaction and opens up a previously restricted site to provide attractive useable open space areas and renewed community interaction with the historical elements on the site.

Economic impact in the locality

The development will have a positive economic impact in the locality as it will introduce an increased number of residents and patrons to the area. The increase in residential yield and patronage is anticipated to enhance the frequency of custom to local businesses.

Proximity to residential development

Residential development is situated along the northern and western perimeters of the site along Burton Street and Bourke Street. Each street provides a building separation of approximately 20 metres.

Existing residential development along Burton Street consists of side elevations of two to three storey terraced dwellings towards the Forbes Street intersection and single storey cottages towards the Bourke Street intersection.

Residential development along Bourke Street consists of two to three storey terraced dwellings.

The recently constructed mixed-use 'Republic' building located diagonally opposite the site on the corner of Bourke Street and Burton Street consists of 6 storeys (18 metres).

In terms of overshadowing, the orientation of the property and the location of neighbouring residential development results in most overshadowing occurring within the site. Figures 26, 27 & 28 illustrate the degree of overshadowing between 9am and 3pm on June 21. As can be seen, the width of Bourke Street is overshadowed at 9.00am with the internal areas of the site being overshadowed by varying degree throughout the day the shadow moves east and across Forbes Street. The internal open space area at the rear of Caritas House receives an acceptable degree of sunlight between 11.00am to 1.00pm. Given the orientation and topography of the site, as well as the existing arrangement of heritage items, the developable areas of the site are constrained so internal overshadowing by a development of any scale would be unavoidable.



Figure 26 Shadow Diagram 9.00am

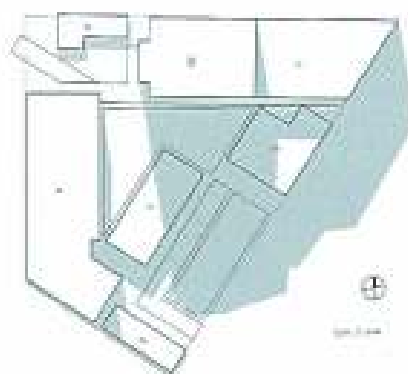


Figure 27 Shadow Diagram Noon



Figure 28 Shadow Diagram 3.00pm

Vehicular access, transport and traffic

The development will introduce a centralised grouping of mutually supportive mixed uses within close proximity to Oxford Street and Central Sydney. This close proximity to major transport nodes and routes will assist in promoting the use of alternative means of transport.

In terms of the availability of public transport, Oxford Street, to the south is a major distributor which accommodates bus routes to all major centres of Sydney either directly or via bus/ferry/rail linkages within the city centre.

Primary vehicular access to the site is currently via Forbes Street with a service access available on Bourke Street. The proposed parking area is to be accessed via Bourke Street.

DCP No.11 requires driveways and associated crossovers to be located such that least interference is caused to vehicular and pedestrian activity on the frontages and surrounding residential areas. In this regard, URaP-TTW have provided an assessment of vehicular access/egress and traffic movement around the site.

Future design of the Bourke Street access/egress point will be in accordance with DCP No.11, the RTA Guidelines and AS 2890.1. The design of the car parking area(s) within the basement will be addressed in a subsequent Project/Development Application. The car parking area(s) will be designed to accord with the provisions of AS 2890.1 and, if need be, AS 2890.2.

Pedestrian access

The development proposes the inclusion of active frontages at the corners of Burton/Forbes Street and Burton/Bourke Street. Two walk-through footpaths are proposed which will provide linkages to the broader community between Bourke Street and Forbes Street.

The development can be designed during the Project/Development Application stage to take advantage of internal site access arrangements via internal footpaths and elevators.

Heritage and archaeology

A Heritage Impact Statement has been prepared by Graham Brooks & Associates Pty Ltd where it was found that the proposed areas of development are located on the parts of the site of more 'recent' disturbance due to the construction of the Caritas rehabilitation centre and the rear additions to Caritas House. Therefore, the areas are unlikely to contain any elements of archaeological significance. A copy of the report produced by the heritage consultant is at **Appendix E**.

A further report detailing the archaeological assessment of the site has been conducted by AHMS Pty Ltd and is attached at **Appendix F**.

It is proposed to remove only those elements which do not contribute towards the fabric of heritage items on the site or towards the heritage character of the area – in this case, the Caritas rehabilitation centre and associated structures and the rear addition to Caritas House.

In addition, it is proposed to adaptively re-use of Caritas House, Caritas Cottage and the Arts & Crafts building on the corner of Bourke Street and Burton Street. The adaptive re-use of these buildings will include their renovation and on-going maintenance which will enhance their visual historical appeal and significance.

Public domain

The public domain will be enhanced by the opening up of the open space areas to the general public. The open space areas are ideally located to afford easy access from all three street frontages and will incorporate new commercial elements which will enhance social interaction in the area and appreciation of the heritage buildings on the site.

Safety, security and crime prevention

The development provides for enhanced security through the intensified use of the site on an on-going basis.

The development will incorporate elements which will encourage the interaction of the local community through the inclusion of compatible commercial activities such as cafes and/or restaurants. The residential component, together with the above-mentioned commercial activities, will introduce an enhanced element of on-site and off-site security due to their ability to provide on-going passive surveillance.

Public domain improvements, which will contribute towards the enhancement of security, will be addressed at the Project/Development application stage.

Utilities

The site is serviced by all utilities.

All excavation works will be preceded by a thorough search of all records and title information relating to any services which may be affected by such works.

Stormwater

Stormwater will be managed for both re-use and appropriate disposal from the site, as well as during construction and will be addressed at the Project Application stage.

Soils

The property is not located upon any known Acid Sulphate Soils.

A Phase 1 Environmental and Geotechnical Assessment has been conducted. A copy of this report is attached at **Appendix G**.

Flora and fauna

Context Landscape Design, together with the Arboriculturalist, Ian English, have provided detailed reports which address the retention of significant trees. All significant trees recommended for retention will be retained to form part of the overall landscaping scheme and to maintain the historical landscaped setting of the site and streetscape.

No endangered fauna has been identified on the site.

Waste

Waste management, through the development process to final occupation, will be addressed within subsequent Project Applications.

Energy (and ESD)

The future development will be subject to the principles of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development and BASIX water and energy conservation requirements under cl. 97A of the Environmental Planning & Assessment Act Regulations.

The planning and phasing of the construction process is to be directed towards:

- Reducing dependence on non-renewable and environmentally detrimental energy resources.
- Reducing household energy demands.
- Providing convenient and pleasurable access alternatives to the use of motor vehicles for local trips.
- Reduction in residential waste to landfill.
- Minimising pollutants to the atmosphere, ground and water.

Specific ESD performance standards and guidelines for built development will be in accordance with SEPP 65 guidelines and will be addressed in detail at the Project Application stage.

Natural hazards & on-site contamination

There are no known natural hazards associated with the proposal.

A Register of Asbestos Materials has been conducted and is attached at **Appendix H**.

Site design and internal design

The north-south orientation of the site dictates that any overshadowing which will occur will impact upon the subject property and not impact upon neighbouring properties. In this regard, the Burton Street building has been designed to address the internal amenity of the site by including a staggered levelling and building breaks (most notably at the corner of Burton Street and Bourke Street) which will permit sunlight filtration – especially during the afternoon periods.

Construction

Construction management will be addressed in any subsequent Project/Development Application.

Cumulative impacts

The development is part of a project to relocate the Mental Health Services, Alcohol & Drug and Community Services from the site to a new purpose built facility on the St. Vincent's Hospital campus.

The re-development of the site will assist in improving social and economic amenity of this particular area of Darlinghurst as it will introduce a new, more compatible, combination of uses which will favourably interact with the neighbouring residential and commercial uses in the locality.

It is noted that development within this particular section of Darlinghurst has historically been relatively low. The only notable exceptions are the adjacent 'Republic' building (2001) and a neighbouring low cost housing development. The low level of development is due to the restrictive scope of development within an area which is regarded as having local heritage significance as well as the predominance of institutional uses which have – up until now – placed a limitation on the availability of developable land in the area.

3.13 Consideration of alternative options

In considering the development of the site thought was given to the long term maintenance of the site and its contained heritage items as well as the most viable solution towards introducing a new vibrancy which will consist of complimentary but contemporary design methodologies to attract and interact with the surrounding public domain.

The introduction of a mixed use zone in an area which is essentially a transitional zone between the residential area of Darlinghurst and the retail area of Oxford Street formed the most economically and socially viable solution in the development of the land.

4.1 Legal description

The property is legally known as Lot 2 in DP 804753.

4.2 Ownership

The hospital is subject to the St. Vincent's Hospital Act, 1912. Clause 2 under that Act cites the appointment of the Superior-General of the Congregation of the Religious Sisters of Charity of Australia, the Sister Administrator and the Treasurer of St. Vincent's Hospital as trustees of all land belonging to, or used in connection to, the hospital.

At present the title is a perpetual lease in favour of the St. Vincent's Hospital Trustees being Elizabeth Anne Dodds, Peter James Ferris and Helen Anne Clark.

4.3 Location

St. Vincent's Hospital is located within an irregularly shaped allotment bounded by Victoria Street, Oxford Street, Barcom Street/Avenue, West Street and Burton Street, Darlinghurst. The O'Brien site is located within St. Vincent's Hospital at the north east end of the campus fronting Burton Street.



Figure 29 Location of the O'Brien site

4.4 Site analysis

The hospital is situated among a group of institutional uses which form a collection of Special Use zones. Surrounding development is mixed with predominantly residential and commercial uses along nearby Oxford Street.

The hospital is strategically placed to afford easy vehicular access from surrounding areas, including Central Sydney, via William Street and Oxford Street.

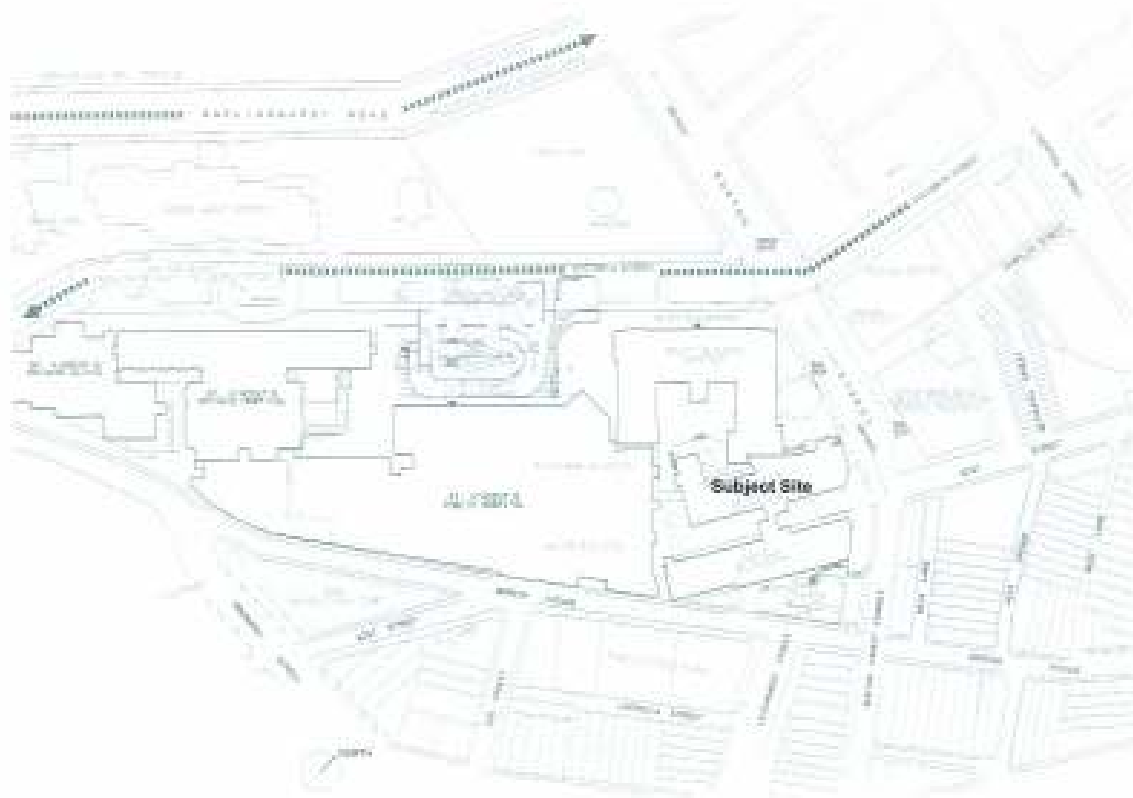


Figure 30 Site analysis
Note separation of building from residential areas to the east.

4.5 Site description

The site is a narrow deep site located between the de Lacy building (which is a heritage listed and the Cahill building (which was a nurses quarters and is now largely vacant

The building is dominated by the mass of the neighbouring Cahill building and the heritage listed de Lacy building.



Figure 31 The O'Brien building in context to the surrounding St. Vincent's Hospital campus

4.6 The surrounding land uses

Surrounding development predominantly consists of medical facilities, associated administrative and medical research facilities and commercial uses being located along nearby Oxford Street and Victoria Street.



Figure 32 Looking north across St. Vincent's Hospital and surrounding development

To the north

Burton Street forms the interface between the hospital and the commercial strip of Victoria Street and the mixed residential/commercial area to the north west. The Victor Chang Cardiac Research Institute is located opposite the site on Burton Street from the subject site.

Development to the north is of a mixed scale although predominantly boundary-to-boundary due to the age and commercial nature of the area.

To the east

The site abuts the 12 storey Cahill building and the Gator building which collectively form the north eastern perimeter of St. Vincent's Hospital. Beyond the hospital the land falls away and development consists predominantly of residential terraced housing interspersed with some commercial development.

To the west

The building abuts the northern wing of the three storey heritage listed de Lacy building which is the original part of St. Vincent's Hospital. Constructed in a Italianate style, the sandstone finished facade of the de Lacy building relates with the historical fabric of Darlinghurst generally and with the other sandstone 'institutional' buildings, walls and adjacent parkland along Victoria Street and Darlinghurst Road.

To the south

The site is contained within the body the St. Vincent's Hospital which consists of a mix of development styles due to the ongoing upgrading of the hospital over time, the most visually striking being the north-south orientated Xavier building which forms a contemporary designed core of the hospital.

Further to the south the hospital site narrows to intersect with the commercial junction of Oxford Street, Victoria Street, Barcom Street and South Dowling Street.

4.7 Topography

The heavily developed site slopes upwards in an east to west direction along Burton Street by approximately 1.5 metres between the eastern side of the de Lacy building and the western side the Cahill building.

4.8 Outline of the O'Brien proposal

It is proposed to demolish the now redundant seven storey O'Brien building which includes one existing basement level, excavate the site and construct a new, seven storey hospital building with associated three level basement car parking.

The new building is designed with an average floor plate of 1,640m². The services are spread over six floors in addition to the establishment of a staff car park over three basement levels. The total floor area for accommodating the clinical services is around 7,250m².

Owing to economic considerations, St. Vincent's Hospital wish to pursue an option of initially constructing the new building to a height of four storeys with a view to potentially increasing the height to seven storeys at a later stage.

This proposal is for the approval of the construction of the new building to a height of seven storeys.

The development aims to achieve the same building height as the existing O'Brien building although the footprint will be marginally increased toward the rear.

4.9 Opportunities and constraints

Opportunities and constraints associated with the project are summarised below:

Opportunities

- Centralisation of critical services in the areas of Mental Health, Alcohol & Drug and Community Health offered by St. Vincent's Hospital.
- Provision of a modern, purpose built secure facility.
- Improvement to the visual massing and interface of the hospital site along Burton Street and visual relationship to the heritage listed de Lacy building.
- Excellent access to public transport routes (Oxford Street and Victoria Street).

Constraints

- Narrow building footprint and envelope within the existing built environment.
- Proximity of neighbouring de Lacy and Cahill buildings.
- Heritage status of the neighbouring de Lacy building.
- Site access.

Figures 33 and 34 opposite reveal the opportunities and constraints of the project.

4.10 The proposed development

This section describes the proposal and is based on architectural drawings prepared by Bligh Voller Nield Sydney.

Copies of these plans are also included at **Appendix I**.



Figure 33 Close proximity to Central Sydney

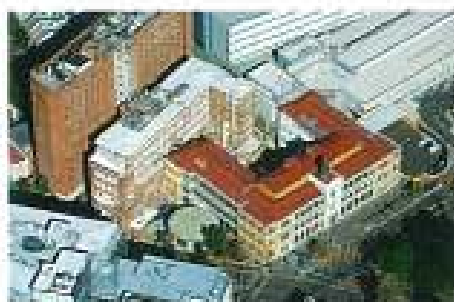


Figure 34 Constrained site area

Figure 35 below indicates the conceptual design of the new building. It should be noted that further fenestration details will be examined at the Project Application stage.



Figure 35 Concept perspective of the new building

4.11 Environmental assessment of the proposal

The following table numerically illustrates the development:

Site Area (m ²)	GFA (m ²)	Building Height	Car Parking
2860	17,034	7 storeys	228 bays

Table 4 Numerical overview

Figures 36 and 37 below show the front and side elevations of the proposed building.



Figure 36 Burton Street elevation



Figure 37 Side elevation looking east

Floor space ratio

The site is within a Special Use zone which is not subject to the application of floor space ratio controls.

The development proposes a gross floor area of 17,034m².

Building height

Because the site is zoned 'Special Use' there are no height controls applicable to the proposal. However, in the designing of the building consideration has been given to its current height and its relationship between the built form on the site and surrounding development. In this regard, it is proposed to adopt a maximum building height of up to seven storeys equivalent to 27.36 metres from the low side of Burton Street.

As can be seen in Figures 31, 35, 36 & 37 above, the proposed building is dominated by the height and scale of the neighbouring Cahill building with the proposed massing performing as a visual transition to the neighbouring de Lacy building.

Car parking

Development Control Plan No. 11 (Transport Guidelines for Development) under SSLEP 1998 requires the following car parking provision for the anticipated range of uses which may utilise the proposed development:

Medical	
Hospitals	
Doctors	1 bay per doctor
Staff	1 bay per 2 non-medical staff
Visitors	Greater of 1 bay per 5 total staff at peak or 1 bay per 3 beds

Car parking is contained within four levels of basement. Details of the number of staff likely to operate from the building are not finalised but it is anticipated that it will be in the vicinity of 200. The total car parking provision for this development is 228 bays.

Traffic consultants, URaP-TTW Pty Ltd have provided a report detailing the car parking arrangement and traffic flows both in and off the site. The report is attached at **Appendix J**.

4.12 Section 94 contributions

The Caritas component will attract a Section 94 contribution as the development will involve an intensification of the residential and commercial land use on the site. Conversely, the O'Brien component will not attract a Section 94 contribution owing to its exclusion in the Section 94 plan as the use is for a public purpose.

Any Section 94 contribution will be subject to a subsequent Project Application for the development of the Caritas property.

4.13 The likely impacts

Context and setting

The proposal is likely to provide a positive impact on the locality by:

- Resulting in a centralisation of services in the areas of Mental Health, Alcohol & Drug and Community Health offered by St. Vincent's Hospital; and
- Providing an improvement to the visual massing and interface of the hospital site along Burton Street and visual relationship to the heritage listed de Lacy building.

Does the proposed development fit the locality?

The development fits within the locality because it maintains the continued use of the site for hospital purposes and makes a physical transition between neighbouring buildings.

Are the site attributes conducive to the development?

The site attributes are conducive to the development in that the site has been developed to accommodate a hospital building for at least 70 years. The site, while offering a narrow footprint, is positioned to afford a higher degree of integration between the surrounding hospital buildings. The development is being designed to advantage of this attribute.

Social impact in the locality

The proposed development will not have a detrimental social impact considering the re-locating of the St. Vincent's Mental Health Services, Alcohol & Drug and Community Health Services from the Caritas site will result in a more centralised, efficient and effective service to the community.

Economic impact in the locality

The proposed development will not have a detrimental economic impact in the locality considering the consistency of the use.

Proximity to residential development

The O'Brien site is not located near to existing residential development adverse impact to amenity is minimised.

The nearest residential area is located to the east on the other side of Barcom Street, which is separated from the O'Brien site by the Cahill and Gator buildings and a substantial level change.

Access, transport and traffic

The building and associated spaces, being part of the hospital, incorporates features which permit full accessibility for people in the community including people with disabilities.

The detail indicating the access and mobility features of the development will be provided at the Project Application stage.



Figure 38 The de Lacy building with Cahill to the rear

The new building will retain the same height as the existing O'Brien building which is barely visible above the ridgeline of the de Lacy building.

Heritage and archaeology

The St. Vincent's Hospital site is identified as No. 1114 under Schedule 2 – Heritage Items in SSLEP 1998. Item No. 1114 describes the hospital as follows:

"St. Vincent's Hospital group, including the Main Building, three storey Victorian Free Classical style building, 1867."

The O'Brien building is not listed as a heritage item under State or local inventories and is considered to have no heritage significance according to heritage consultants, Graham Brooks & Associates Pty Ltd. However, the neighbouring de Lacy building is listed under SSLEP 1998 as part of the St. Vincent's Hospital group. No works will be undertaken which will undermine or adversely impact upon the heritage value or significance of this building.

The development will not require the restoration or reconstruction of works which are heritage items with exception to the incorporation of a new link between the new building and the de Lacy building. The new link will be located at the rear of the de Lacy building and will not impact upon the character of the façade or the streetscape.

Part of the dismantled sandstone wall which formed part of the original perimeter fencing around the hospital will be reconstructed along Burton Street to visually emphasise the historical character of the de Lacy building.

A copy of the Executive Summary by Graham Brooks & Associates is attached at **Appendix K**.

Public domain

There are no views and vistas nominated in the DCP which are pertinent to this site. Nevertheless, the re-development will not impact upon any significant topographical elements, existing skylines or the City's distinctive form. The re-development will ensure the retention of significant vistas and view corridors and reinforce the 'urban' character of the north sector.

The streetscape may be regarded as the primary public thoroughfare which is visually identifiable by a specific character or theme made up of contributory elements such as the bulk, scale and height (including the predominant age and style) of the built form, the use of such buildings, the degree of openness provided by front setbacks and/or public open space as well as the width of the street itself and the use of landscaped elements within the street itself.

In this regard, the re-development will be carried out with full consideration given to impacts, both visually and physically, on the neighbouring de Lacy building. While the design is not reflective of the style of the de Lacy building it is considered that the contrast provided between the proposed building and the de Lacy building will provide a visual backdrop to showcase the historical character of the de Lacy building.

Figure 40 opposite reveals the low level of influence of the site upon the public domain.

Safety, security and crime prevention

The building will be designed to incorporate a high standard of internal and external security. The nature of the use in which the building will accommodate requires that the safety and security of staff, patients and visitors are of paramount importance. The introduction of an active 24 hour entry onto Burton Street will enhance the levels of security on the street.

Part of the function of the new building will be to accommodate the St. Vincent's Hospital Mental Health service and the Alcohol & Drug rehabilitation service. Both services – in conjunction with the additional hospital community facilities which offer person-to-person and telephone counselling, assist in reducing the level of crime.

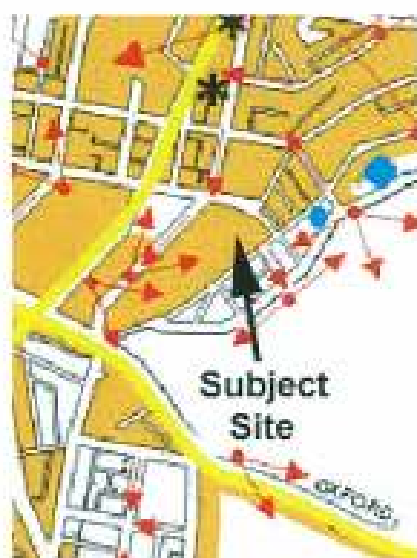


Figure 39 The setting of the site

Utilities

The availability of utilities to the site is considered to be satisfactory given its long usage as a hospital building. Notwithstanding this, further investigation will be undertaken during the Project Application stage to determine in any upgrading works is required.

Recommendations regarding the appropriate provision of utilities are included in the Statement of Commitments in **Section 6** of this report.

Stormwater & drainage

The existing stormwater infrastructure will be investigated during the Project Application stage for opportunities to upgrade.

Recommendations regarding the appropriate channelling of stormwater during the demolition and excavation process are included in the Statement of Commitments in **Section 6** of this report.

Soils

A Geotechnical report has been provided for the accompanying Project Application for Early Works.

Waste

Waste management will be addressed in the subsequent Project Application for the construction of the new building. Waste management during the demolition and excavation works has been addressed in the accompanying Project Application for Early Works.

Energy (and ESD)

The re-development will not unreasonably reduce the energy efficiency of adjoining buildings due to the maintenance of the existing building envelope and the northern location of the building on the site.

Natural hazards

There are no known natural hazards associated with the proposal.

Technological hazards

A contamination investigation has been conducted by New Environment Management and Technology Pty Ltd (a copy of the report is at **Appendix L**).

New Environment advise that the O'Brien building contains a substantial amount of asbestos which is contained in pipe lagging, roofing and debris which ranges from poor to good condition.

Removal of asbestos prior to demolition will be conducted in accordance with EPA guidelines and Workcover in consultation with New Environment.

No evidence of ground contamination has been found to date which will require additional remediation work to be undertaken.

Site design and internal design

The hospital campus contains a range of buildings which vary in age and style. One predominant visual feature of the hospital is the contemporary Xavier building which forms the 'spine' of the campus and is of a high quality architectural design which contributes to the character of the locality.

Another predominant architectural feature is the 14 storey red brick Cahill building which was constructed in the 1950's. This building does not contribute to the character of the locality because of its utilitarian design. The De Lacy building forms a strong historical reference point and a recognisable interface between the hospital and the character of Darlinghurst. It contributes to the character of the locality and the conservation area. The proposal is adjoining the De Lacy building

The proposed building will provide an effective contemporary contrast to the De Lacy building while contributing towards the functionality of the hospital and improving the now outdated architecture of the Burton Street side of the campus.

The subject site is part of the larger St. Vincent's Hospital campus. The proposal is generally within the footprint of the existing O'Brien building. However, landscape improvements are proposed as part of a new landscaped entry and open space feature to the building which will be located along the northern side of the De Lacy building adjacent to the corner of Burton Street and Victoria Street.

The detail indicating these landscaping and open space features of the development will be provided at the Project Application stage.

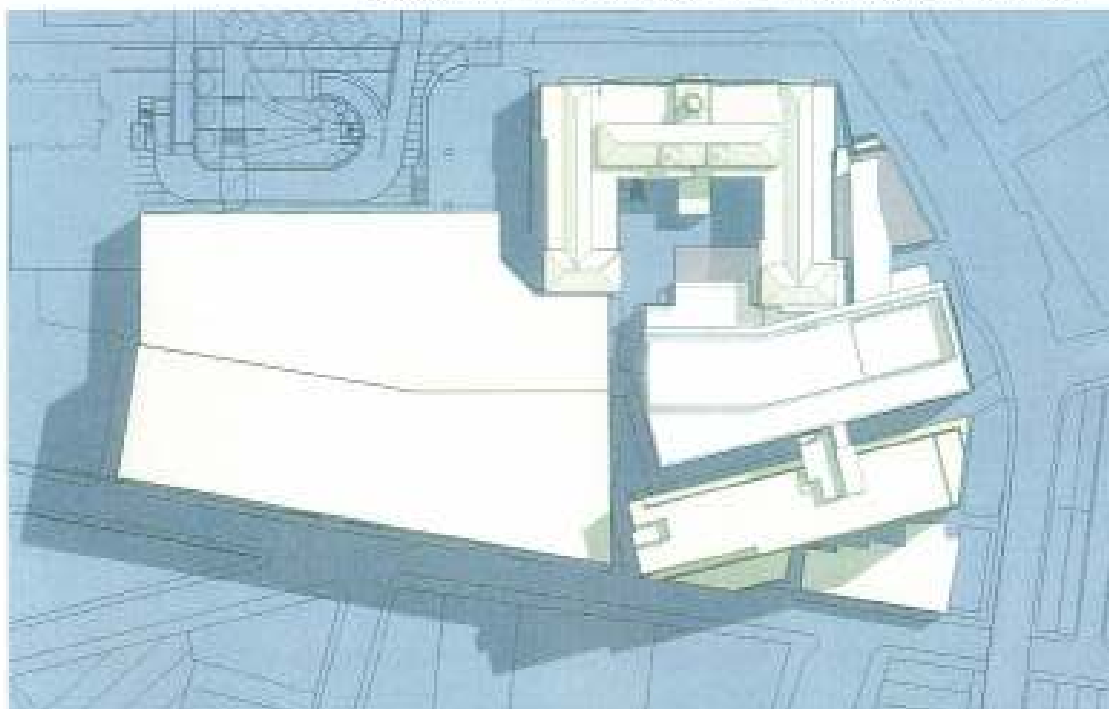


Figure 40 The site layout of the new building
The new O'Brien building is shown in white. The heritage listed de Lacy building is at the top of the illustration.

Construction

The Concept Plan is generally not an authorisation process for the construction or excavation of any buildings (in this case). It is a planning authorisation to proceed to the next phase of environmental consideration. The next phase involves an application for authorisation to demolish, excavate and build under the general planning parameters approved under this Concept Plan and to providing the basis to submit a project application for other phases of the proposal, including the main building.

Nevertheless, the impacts associated with noise and access by vehicles, including truck movements, and the construction processes involved with the project have been assessed as satisfactory, subject to appropriate management techniques through the development of a Construction Management Plan, which is in turn supported by other advices on traffic access, archaeology and site management.

These will be submitted for approval in association with the Project Application(s) for construction of the building, including the early works Project Application.

Cumulative impacts

The development will assist in the improvement of the Darlinghurst area by providing a purpose built facility which will, because of its design and integration with the hospital campus, offer an enhanced standard of care and treatment above that offered at the current Caritas facility.

In addition, the new building will improve the visual and functional amenity of the area by the re-development of the Caritas site to a more compatible land use to its immediate surrounds.

Community consultation

As part of the continuing rejuvenation, SV&MHS is now preparing to create Australia's first integrated mental health, drug and alcohol and community health facility on the site of the existing O'Brien building in Burton Street, Darlinghurst.

The NSW State government has already provided \$23 million for the project. SV&MHA is looking to fund its share of the project through the sale of the site of the existing mental health facility known as Caritas.

Caritas is a 27 bed mental health facility housed at 299 Forbes Street, Darlinghurst. The intention is to sell the land to a developer with the proceeds being used to develop the new integrated facility on the O'Brien site.

Patients will be accommodated in a secure, purpose built facility close to the Emergency Department and other services offered by St Vincent's Hospital. As a result, patient care and patient outcomes will be improved.

In addition, people currently receiving drug & alcohol counselling and methadone treatment at Rankin Court on Victoria Street will receive their treatment in the new building on the Hospital site.

It is expected that the developer will develop the Caritas site for commercial and residential use.

Aurora Projects has been employed as the Project Managers for the entire project. Also while the majority of the communications in relation to the project is being managed internally by SV&MHS, a communications consultancy, KJA, has been employed to help with the community consultation.

This communications plan reviews the strategies needed for the first phase of the project which includes the lodging of the Rezoning Application with the NSW Minister for Planning and the issuing of the Information Memorandum calling for expressions of interest from developers interested in the Caritas site.

A Communications working group is meeting on a weekly basis in this early stage of the Project and has developed a communications strategy which is being implemented to coincide with key milestones associated with the Project.

Key elements of the strategy include:

Communications Methods

A Communications working group will meet on a weekly basis in the early stages of the Project to develop the following communications strategy to be rolled out to coincide with key milestones associated with the Project.

Preparation of collateral material – letter to local residents, fact sheet, survey (for effective information sharing), neighbourhood briefing sessions (to be held 6-8pm 25/10/06 & 26/10/06), 1800 358 733 information number, project update link on the St Vincents' website (www.svh.stvincents.com.au)

Preparation of information for local and mainstream media

Communications and information specifically addressing the individual needs of the broad stakeholders associated with the Project.

A table illustrating the key elements of the consultation together with a list of stakeholders is attached at **Appendix K**.

Consultation with relevant agencies

Consultation has occurred between the proponents and the various consultants and relevant agencies.

In all cases, the various consultants report that all relevant agencies had no objection to the proposal.

Written confirmation of this consultation will be provided as it comes to hand through the Section 73 process. Notwithstanding this advice, a condition has been included in the Statement of Commitments in **Section 5**.

5. Statement of commitments

The following items collectively represent a Statement of Commitments for the Concept Plan to provide information or to meet certain criteria referenced in the clauses.

Generally these will need to be satisfied in accordance with the specifications referred to, mostly requiring the submission of information to accompany a project application for approval of the consent authority or its delegate (or nominee).

O'Brien component

1. APPROVED CONCEPT PLAN

This Concept Plan, of itself does not enable the construction or demolition of any structure without an approval under a Project Application being first obtained. Project Application(s) to be submitted are to be generally in accordance with the Concept Plan documentation provided in the proposed Concept Plan and accompanying reports and documentation provided in support of the Concept Plan and in accordance with any accompanying documentation referenced in the Statement of Commitments prepared by Architectus dated September 2006 and the drawings numbered and as amended by any additional conditions of this approval:

Plan No.	Plan Name	Author	Date
A-B2	Carpark Level B2	BVN Sydney	Sept 2006
A-B1	Carpark Level B1	BVN Sydney	Sept 2006
A-00	Carpark Level 00	BVN Sydney	Sept 2006
A-01	Carpark Level 01	BVN Sydney	Sept 2006
A-02	Level 02	BVN Sydney	Sept 2006
A-03	Level 03	BVN Sydney	Sept 2006
A-04	Level 04	BVN Sydney	Sept 2006
A-05	Level 05	BVN Sydney	Sept 2006
A-06	Level 06	BVN Sydney	Sept 2006
A-07	Section 1	BVN Sydney	Sept 2006
A-08	Section 2	BVN Sydney	Sept 2006
A-09	North & West Elevations	BVN Sydney	Sept 2006
A-10	South & East Elevations	BVN Sydney	Sept 2006
No number	Building Envelope Control Plan	Architectus Sydney	Sept 2006

2. REFLECTIVITY

The proponent is to provide a Reflectivity Study of the building façade that demonstrates compliance with an overall maximum 20% reflectivity to accompany the Project Application for the proposed building. Details of proposed materials are to also be provided for approval under the Project Application for construction of the building.

Purpose: to minimise impacts to traffic and the public domain from uncontrolled reflected glare from the building.

3. WASTE MANAGEMENT

The proponent is to submit a Waste Management Plan for approval with the relevant Project Application(s) for the proposed building or any other stage of the proposal that involves demolition, construction or excavation. The proponent is to also submit a Waste Management Plan for the operation of the building for approval prior to occupation of the building.

Purpose: To minimise waste generated during construction and to ensure that waste is disposed of appropriately and with the maximum amount of recycling possible, thus avoiding unnecessary use of landfill as a waste disposal option

4. NOISE AND VIBRATION

The proponent is to address noise and vibration impacts from associated demolition, excavation and construction activities, including mitigation and monitoring measures where appropriate. This information is to be submitted in the form of a report to accompany the Project Application for the main building.

Purpose: To provide for a suitable environment to conduct hospital activities and avoid construction noise and vibration impacts.

5. SECURITY AND CRIME PREVENTION

The detail design of the proposed building in the project application to be submitted shall take into consideration the principles of Crime Prevention Through Environmental Design (NSW Dept of Planning 2001) and a report submitted with the project application for the main building that demonstrates that the building has been adequately designed with regard to these principles.

Purpose: To provide for a safe public domain environment..

6. SITE CONTAMINATION AND REMEDIATION

The project application for the excavation and construction of the basement and any early works or preliminary works that may disturb soil other than for archaeological investigation purposes, shall be carried out in accordance with a Remediation Action Plan to be prepared and submitted for approval with a Project Application for Early Works.

Purpose: To provide for a safe work and public domain environment

7. CONSULTATION WITH UTILITIES

The proponent shall provide evidence of compliance with the requirements of all utility suppliers to accompany the Project Applications for the Main Building.

Purpose: To ensure adequate utility services for the building.

Caritas component

8. APPROVED CONCEPT PLAN

This Concept Plan, of itself does not enable the construction or demolition of any structure without an approval under a Project Application being first obtained. Project Application(s) to be submitted are to be generally in accordance with the Concept Plan documentation provided in the proposed Concept Plan ref: 06_0149 and accompanying reports and documentation provided in support of the Concept Plan and in accordance with any accompanying documentation referenced in the Statement of Commitments prepared by Architectus dated Sept 2006 and the drawing listed below and as amended by any additional conditions of this approval:

Plan No.	Plan Name	Author	Date
No number	Building Envelope Control Plan	Architectus Sydney	Sept 2006

9. ENVIRONMENTALLY SUSTAINABLE DESIGN

The proposed buildings are to be designed to achieve a:

- 4.5 Star AGBR rating for the commercial component.
- 4 Green Stars as defined by the Green Building Council of Australia rating tool.

A report that demonstrates the building's compliance with these star ratings shall accompany the project application for the building.

Purpose: to achieve acceptable ESD Principles for the development

10. REFLECTIVITY

The proponent is to provide a Reflectivity Study of the building façade that demonstrates compliance with an overall maximum 20% reflectivity to accompany the Project Application for the proposed building. Details of proposed materials are to also be provided for approval under the Project Application for construction of the building.

Purpose: to minimise impacts to traffic and the public domain from uncontrolled reflected glare from the building.

11. WASTE MANAGEMENT

The proponent is to submit a Waste Management Plan for approval with the relevant Project Application(s) for the proposed building or any other stage of the proposal that involves demolition, construction or excavation. The proponent is to also submit a Waste Management Plan for the operation of the building for approval prior to occupation of the building.

Purpose: To minimise waste generated during construction and to ensure that waste is disposed of appropriately and with the maximum amount of recycling possible, thus avoiding unnecessary use of landfill as a waste disposal option

12. LANDSCAPING AND PUBLIC DOMAIN PLAN

The proponent is to submit for approval a detailed landscaping plan based on the principles of the design concept provided in the report dated September 2006 prepared by Context landscape architects. The landscape submission is to accompany the project application for the main building

Purpose: To provide for an acceptable public domain surrounding the site

13. SECURITY AND CRIME PREVENTION

The detail design of the proposed building in the project application to be submitted shall take into consideration the principles of Crime Prevention Through Environmental Design (NSW Dept of Planning 2001) and a report submitted with the project application for the main building that demonstrates that the building has been adequately designed with regard to these principles.

Purpose: To provide for a safe public domain environment.

14. BICYCLE PARKING

Bicycle parking and facilities for cyclists shall be provided. Details are to be provided in the project application.

Purpose: To provide for adequate bicycle parking and cyclist facilities.

15. SITE CONTAMINATION AND REMEDIATION

The project application for the excavation and construction of the basement and any early works or preliminary works that may disturb soil other than for archaeological investigation purposes, shall be carried out in accordance with a Remediation Action Plan.

Purpose: To provide for a safe work and public domain environment

16. CONSULTATION WITH UTILITIES

The proponent shall provide evidence of consultation and compliance with the requirements of all utility suppliers to accompany the Project Applications for the Main Building.

Purpose: To ensure adequate utility services for the building.

17. STORMWATER DRAINAGE

A Stormwater Management Plan detailing measures taken towards the control of erosion and sedimentation and the management of stormwater flows both in and off the site is required to be submitted at the Project Application stage.

Purpose: To ensure adequate utility services for the building.

6. The Director-General's Requirements

Included in the Director-General's Requirements (as reproduced in the table below) is a list of statutory documents which contain controls that are to be considered in the environmental assessment. Notably, some of the controls are more relevant than others given that the Requirements cover the two components of the Concept Plan and the proposed Project Application for Early Works.

Director General's Requirements	Compliance	Summary Statement
General requirements		
The Environmental Assessment (EA) must include:		
An executive summary;	Yes Refer Section 1 of this report.	The executive summary provides an outline of the project's objectives, its benefits and compliance, potential impacts and conclusions about managing those impacts.
A description of the proposal, including: A description of the site, cadastre and title details;	Yes See Sections 3 & 4 of this report.	Note that the two sections relate to Caritas and O'Brien independently.
Design, construction, operation, maintenance, rehabilitation and staging as applicable;	Yes See Sections 3 & 4 of this report.	Note that the two sections relate to Caritas and O'Brien independently.
Project objectives and needs (if relevant)	Yes See Section 2 of this report.	
An assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below; and	Yes See Sections 3 & 4 of this report.	Consultant reports are appended: <ul style="list-style-type: none"> • Traffic Management • Archaeology and Heritage Conservation. • Contamination Management • Landscape Concept
A statement on the validity of the environmental assessment, the qualifications of person(s) preparing the assessment and that the information contained in the environmental assessment is neither false nor misleading.	Yes See Section 2 of this report.	
Key Assessment Requirements		
Parts A, B, C & D to be addressed for both project application and concept plan individually		

Director General's Requirements	Compliance	Summary Statement
Part A – Overview		
Suitability of the site	Yes See Sections 3 & 4 of this report.	Note that the two sections relate to Caritas and O'Brien independently.
Likely environmental, social and economic impacts.	Yes See Section 3 & 4 of this report.	Note that the two sections relate to Caritas and O'Brien independently.
The public interest	Yes See Sections 3 & 4 of this report.	Note that the two sections relate to Caritas and O'Brien independently.
Part B – Relevant EPIs and Guidelines to be addressed		
Planning provisions applying to the site, including permissibility and the provisions of all plans and policies;	Yes See Section 2 of this report.	
Nature and extent of non-compliance with specified EPI's; and	Yes See Section 3 of this report.	
Consideration of alternatives of the proposal.	Yes See Section 3 of this report.	Note alternatives only relate to the Caritas component.
Part C – Statement of Commitments		
Proposed mitigation and management of residual impacts;	Yes See Section 5 of this report.	
A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the concept plan proposal and project application works; and	Yes See Section 5 of this report.	
Any commitment to the provision of, or funding towards, infrastructure associated with the development.	To be addressed at the Project Application stage for the Caritas component.	
Part D – General Environmental Risk Analysis		
An environmental risk analysis to identify potential environmental impacts associated with the project (construction	Yes See Section 3 & 4 of this report.	Note that the two sections relate to Caritas and O'Brien independently.

Director General's Requirements	Compliance	Summary Statement
and occupation), proposed mitigation measures and potential residual environmental impacts after the application of proposed mitigation measures.		
Part E – CONCEPT PLAN		
Proposal Description		
The proposal and its components should be described and illustrated, including:		
Land use distribution (e.g. medical, residential, commercial/retail etc)	Yes See Sections 3 & 4 of this report.	Note that the two sections relate to Caritas and O'Brien independently.
Community and recreation facilities;	Not relevant but is discussed under Section 3 of the Caritas component.	
Circulation and access networks;	Yes See Sections 3 & 4 of this report.	Note that the two sections relate to Caritas and O'Brien independently.
Car parking provision;	Yes See Sections 3 & 4 of this report.	Note that the two sections relate to Caritas and O'Brien independently.
Open space and landscaping areas.	Yes See Section 3 of this report.	
Urban Form and Design		
A suitable urban design response should be developed. Appropriate development controls should be established, including density, building heights, setbacks, footprints, entry points, public domain, private open space and car parking. Key matters to be addressed include an analysis of existing bulk and scale of surrounding development, heritage settings, landmark buildings, density, heights, topography, streetscape, overshadowing, view corridors, connectivity, street address, open space, vegetation, traffic management and road hierarchy. Alternative options for layout, built form, densities	Yes See Section 3 & 4 of this report.	Note that the two sections relate to Caritas and O'Brien independently.

Director General's Requirements	Compliance	Summary Statement
and development parameters should be identified. All constraints, opportunities and merits of alternative options should be articulated.		
Transport, Traffic & Access		
The environmental assessment needs to satisfactorily address:		
Strategic transport policy matters;	Yes See Section 3 of this report regarding the Caritas component.	
Opportunities to minimise traffic on sensitive road frontages;	Yes See Appendix C of this report.	
Proposed access and circulation, car parking (including timed parking), and drop off arrangements;	Yes See Appendix C of this report.	
Efficiency of emergency vehicle access/egress;	Yes See Appendix C of this report.	
Proposed access from the wider road network as well as the opportunities and constraints of alternative vehicular access points;	Yes See Appendix C of this report.	
Measures to promote public transport usage and mode share; and	Yes See Appendix C of this report.	
Pedestrian and bicycle linkages.	Yes See Section 3 and Appendix C of this report.	
An appropriate traffic impact assessment in conjunction with the principles and methodology of a traffic management plan (TMAP) should be prepared in accordance with RTA Guidelines.	Yes See Appendix C of this report.	
Heritage & Archaeology		
A heritage impact statement should be prepared in accordance with NSW Heritage Office Guidelines. The statement should assess the impacts of the application heritage buildings, landscape elements, important views,	Yes See Sections 3 & 4 and Appendix D of this report.	Note that the two sections relate to Caritas and O'Brien independently.

Director General's Requirements	Compliance	Summary Statement
and places of Aboriginal, historic or archaeological significance. It should also include a consideration of wider heritage impacts in the area surrounding the site, particularly the adjacent Darlinghurst Police Station and Courthouse.		
Planning Agreements and/or Developer Contributions		
The environmental assessment should address and provide the likely scope of a planning agreement and/or developer contributions between the proponent, Council and other agencies for matters such as community, regional and local infrastructure, public transport provision, social infrastructure and facilities either on sites or within the City of Sydney LGA.	To be addressed at the Project Application stage for Caritas.	
Drainage & Stormwater Management		
The environmental assessment should address drainage and stormwater management issues, including: on-site detention of stormwater, water sensitive urban design (WSUD) and drainage infrastructure.	To be addressed at the Project Application stage for Caritas.	
Utilities Infrastructure		
The environmental assessment should include details of how the development proposal will be satisfactorily serviced for utility services such as the supply of water, sewerage, gas, electricity and telephone/telecommunications services and comply with the requirements of any public authorities (e.g. Sydney Water, Energy Australia, Telstra Australia etc) in regard to the connection to, relocation and/or adjustment of the services affected by the development proposal.	To be addressed at the Project Application stage for Caritas.	
Contamination & Geotechnical Issues		
Contamination and geotechnical issues associated with the works proposed by the project	To be addressed at the Project Application stage for Caritas. Also refer to Appendix	

Director General's Requirements	Compliance	Summary Statement
application should be identified and addressed in accordance with SEPP 55 and other relevant legislation and guidance.	1 of this report.	
Part F- PROJECT APPLICATION (O'Brien)		
The environmental assessment should also address the following requirements as they specifically relate to the proposed demolition and site works on the O'Brien building site.		
Proposal Description		
The proposed demolition and site works should be clearly articulated and illustrated.	N/A Refer to separate Project Application	
Traffic Management		
Measures to address and manage traffic during demolition and site works.	N/A Refer to separate Project Application	
Contamination & Geotechnical Issues		
Contamination and geotechnical issues associated with the works proposed by the project application should be identified and assessed in accordance with SEPP 55 and other relevant legislation and guidance.	N/A Refer to separate Project Application	
Structural Impacts		
The environmental assessment is to demonstrate that the proposal will not have an unacceptable level of structural impact or dilapidation on buildings within the immediate vicinity of the O'Brien Building and the wider locality.	N/A Refer to separate Project Application	
Acoustics & Noise		
The environmental assessment is to demonstrate the proposal will not result in unacceptable level of noise impacts (including traffic noise) on amenity in the locality or existing hospital operations/service during works. Noise impacts associated should be assessed against NSW DEC (EPA) guidelines and other relevant legislation.	N/A Refer to separate Project Application	

Director General's Requirements	Compliance	Summary Statement
Waste Management		
A preliminary waste management plan should be prepared in accordance with NSW DEC (EPA) guidelines and relevant legislation addressing issues including (but not limited to) demolition waste, the potential for reuse and recycling of materials, and issues of disposal of waste including water-water and building materials.	N/A Refer to separate Project Application	
Test of Adequacy		
If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent. The Director-General may modify these requirements by further notice to the proponent.	N/A	
Consultation Requirements		
(a) The environmental assessment must include documentation that demonstrates consultation with the following parties has been undertaken:		
City of Sydney Council	Yes	Consultation occurred with the City of Sydney on 14 September 2006.
Roads and Traffic Authority	Yes	Consultation has occurred between the RTA and URaP-TTW Pty Ltd.
NSW Heritage Office	Yes	Consultation has occurred between Graham Brooks & Associates and the NSW Heritage Office. A letter of confirmation is attached to Appendix D.
Department of Planning (Sydney East Region Office)	Yes	Consultation was sought with the Department but it was considered appropriate by the Department to respond during the notification process.
Premiers Department	Yes	Consultation has occurred between the applicant and the Premiers Department at the early stages of consideration.
Sydney Water	Yes	Consultation has occurred between Sydney Water and Aurora Projects.

Director General's Requirements	Compliance	Summary Statement
Energy Australia	Yes	Consultation has occurred between Energy Australia and Aurora Projects.
Telstra Corporation Limited	Yes	Consultation has occurred between Telstra Australia and Aurora Projects.
(b) Public:		
Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies and an effective communications strategy.	Yes	Acknowledged and to be advised.
(c) Peer Review Requirements:	N/A	
List any components of the environmental assessment to be independently peer reviewed prior to submission.	Nil	
Deemed refusal period		
60 days (see Clause 8E of the <i>Environmental Planning & Assessment Regulation</i>)	N/A	Acknowledged
Panels constituted under s75G		
No panels are required at this stage.		
Application Fee Information		
A total fee of \$34,609.83 (including GST) is applicable to the project application and concept plan.		Acknowledged
Landowners Information		
Landowners information is to be provided in accordance with the <i>Environmental Planning & Assessment Regulation 2000</i> . For notification both inside and outside the O'Brien building and Caritas sites, the Department will seek landowners and occupiers details from City of Sydney Council.		Acknowledged
Documents to be submitted		
See Schedule 1		