

## Appendix A – Letter from Department of Planning



NSW GOVERNMENT  
**Department of Planning**

*COPY*

**Office of the Director General**

Dr Liz Gale  
General Manager  
Strategy and Business Development  
St. Vincents and Mater Health  
406 Victoria Street  
**DARLINGHURST NSW 2010**

Y06/2532

Dear Dr Gale

**Director-General's Environmental Assessment Requirements  
St. Vincent's Hospital – Caritas Site and O'Brien Building –  
Concept Plan and Project Application**

I refer to the proposed redevelopment of the above land and your organisation's request for the Minister to form a clause 6 opinion that the proposal constitutes a Major Project under Part 3A of the *Environmental Planning and Assessment Act, 1979*.

I am pleased to inform you that on 28<sup>th</sup> August 2006 the Minister for Planning formed the opinion that the proposed redevelopment of the Caritas site and O'Brien Building constitutes a Major Project under the terms of the Major Project SEPP and authorised the submission of one concept plan for the two sites. A copy of the record of opinion for the concept plan is enclosed for your records.

I also enclose the Director-General's environmental assessment requirements for the preparation of an environmental assessment to support the Concept Plan and Project Application (for demolition and site preparation works at the O'Brien Building). The Director-General's environmental assessment requirements were developed from information provided with your application.

Section 75F(3) of the Act permits subsequent modification of the Director-General's requirements and may be invoked to address hitherto unidentified environmental impacts. If these powers are used, you will be formally notified of changes to the Director-General's requirements.

The Department acknowledges that some issues contained within this documentation may be more appropriately addressed as part of subsequent project or development applications. Nonetheless, it would be prudent to address all the requirements either within the environmental assessment and/or the relevant statement of commitments. To that end, all issues and requirements relevant to the proposal should be addressed at this stage.

Once you have lodged the environmental assessment, the Department will undertake a "test of adequacy" of the submitted documentation. Following that review, the environmental assessment (together with the Director-General's environmental assessment requirements) will be publicly exhibited for a minimum period of 30 days.

You should keep the contact officer for this project up to date with the preparation of the environmental assessment and, where relevant, any emerging issues. The officer, Stephanie Ballango, is available during business hours on (02) 9228 6101 or via return email to [stephanie.ballango@planning.nsw.gov.au](mailto:stephanie.ballango@planning.nsw.gov.au).

Yours sincerely



Sam Haddad  
Director-General

7. 9. 2006 .



**Record of Minister's opinion for the purposes of Clause 6(1) of the  
State Environmental Planning Policy (Major Projects) 2005**

I, the Minister for Planning, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 1 of the State Environmental Planning Policy (Major Projects) 2005 – namely Clause 18 "Hospitals" - 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 by hospital staff or health care workers and whether or not any such use is a commercial use, or
- (h) any other health-related use.

- and is thus declared to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies for the purpose of section 75B of that Act.

**Schedule**

A proposal for the redevelopment of the Caritas site (299 Forbes Street, Darlinghurst) and O'Brien Building – including its demolition and site preparation works - (within the St. Vincents Hospital complex, Darlinghurst) generally as described in the letter (dated 21 June 2006) from the Mary Foley, Chief Executive Officer – St Vincents and Mater Health Sydney to the Minister for Planning, the Hon. Frank Sartor – as supported by a document titled *Re-development of No. 299 Forbes Street, Darlinghurst ('Caritas') and re-development of the 'O'Brien' wing of St. Vincent's Hospital* prepared for St. Vincent's Hospital and dated July 2006.

  
**Frank Sartor**  
Minister for Planning

Date:

28 Aug 2006

**CONCEPT PLAN & PROJECT APPLICATION FOR ST. VINCENT'S  
CARITAS SITE & O'BRIEN BUILDING  
ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF  
THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

<b>Proposal Description</b>	<p>The proposal comprises development as generally described in the preliminary environmental assessment prepared by Architectus Pty Ltd and includes:</p> <p><b>Project Application</b></p> <ul style="list-style-type: none"> <li>• demolition of the existing O'Brien Building; and</li> <li>• site preparation works</li> </ul> <p><b>Concept Plan</b></p> <ul style="list-style-type: none"> <li>• construction of a new building (replacing the demolished O'Brien Building) to accommodate the St. Vincent's Hospital Mental Health Services.</li> <li>• demolition of the rear additions to Caritas House demolition of the existing Caritas Rehabilitation Centre fronting Burton Street;</li> <li>• construction of several new mixed use buildings fronting Bourke and Burton Streets;</li> <li>• change of use of the heritage items being Caritas House, Caritas Cottage and a small building at the intersection of Burton Street and Bourke Street from institutional use to a yet to be determined use.</li> </ul>
<b>Site</b>	<p><b>Caritas site</b> – Lot 1612 in DP 752011 at 299 Forbes Street, Darlinghurst;</p> <p><b>O'Brien Building</b> – Lot 2 DP 804753 within the St. Vincent's Hospital complex, on the corner of Burton and Leichhardt Streets, Darlinghurst.</p>
<b>Proponent</b>	St. Vincent's & Mater Health
<b>Date of Issue</b>	7 September 2006
<b>Date of Expiration</b>	7 September 2008 (2 years from date of issue)
<b>Special Provision</b>	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 28 August 2006.
<b>General Requirements (to be addressed for both project application and concept plan individually)</b>	<p>The environmental assessment must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a description of the proposal including: <ul style="list-style-type: none"> <li>◦ description of the site, cadastre and title details;</li> <li>◦ design, construction, operation, maintenance, rehabilitation and staging as applicable; and</li> <li>◦ project objectives and need (if relevant);</li> </ul> </li> <li>• an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and</li> <li>• 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.</li> </ul>
<b>Key Assessment Requirements (Parts A, B, C &amp; D to be addressed for both project application and concept plan individually)</b>	<p><b>Part A – Overview</b></p> <ul style="list-style-type: none"> <li>• Suitability of the site;</li> <li>• Likely environmental, social and economic impacts;</li> <li>• Justification for undertaking the project; and</li> <li>• The public interest.</li> </ul> <p><b>Part B – Relevant EPIs and Guidelines to be addressed</b></p> <ul style="list-style-type: none"> <li>• Planning provisions applying to the site including permissibility and the provisions of all plans and policies;</li> <li>• Nature and extent of non-compliance with specified EPIs; and</li> <li>• Consideration of alternatives to the proposal.</li> </ul> <p><b>Part C – Statement of Commitments</b></p> <ul style="list-style-type: none"> <li>• Proposed mitigation and management of residual impacts;</li> <li>• A draft Statement of Commitments detailing measures for environmental</li> </ul>

- management and mitigation measures and monitoring for the concept plan proposal and project application works; and
- Any commitment to the provision of, or funding towards, infrastructure associated with the development.

#### **Part D – General Environmental Risk Analysis**

An environmental risk analysis to identify potential environmental impacts associated with the project (construction and occupation), proposed mitigation measures and potentially 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).
- Community and recreation facilities.
- Circulation and access networks.
- Car parking provision.
- Open space and Landscaping areas.

##### **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 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;
- Opportunities to minimise traffic on sensitive road frontages;
- Proposed access and circulation, car parking (including timed parking), and drop off arrangements;
- Efficiency of emergency vehicle access/egress;
- Proposed access from the wider road network as well the opportunities and constraints of alternative vehicular access points;
- Measures to promote public transport usage and mode share; and
- Pedestrian and bicycle linkages.

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.

##### **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, 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.

	<p><b>Drainage &amp; Stormwater Management</b> The environmental assessment should address drainage and stormwater management issues, including: on site detention of stormwater, water sensitive urban design (WSUD), and drainage infrastructure.</p> <p><b>Utilities Infrastructure</b> 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, stormwater, 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.</p> <p><b>Contamination &amp; Geotechnical issues</b> Contamination and geotechnical issues associated with the works proposed by the project application should be identified and addressed in accordance with SEPP 55 and other relevant legislation and guidance.</p> <p><b>Part F – PROJECT APPLICATION</b> 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.</p> <p><b>Proposal Description</b> The proposed demolition and site works should be clearly articulated and illustrated.</p> <p><b>Traffic Management</b> Measures to address and manage traffic during demolition and site works.</p> <p><b>Contamination &amp; Geotechnical Issues</b> Contamination and geotechnical issues associated with the works proposed by the project application should be identified and addressed in accordance with SEPP 55 and other relevant legislation and guidance.</p> <p><b>Structural Impacts</b> 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.</p> <p><b>Acoustics &amp; Noise</b> The environmental assessment is to demonstrate that 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.</p> <p><b>Waste Management</b> 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 waste-water and building materials.</p>
<b>Test of Adequacy</b>	<p>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.</p> <p>The Director-General may modify these requirements by further notice to the proponent.</p>
<b>Consultation Requirements</b>	<p>The environmental assessment must include documentation that demonstrates consultation with the following parties has been undertaken:</p> <p>(a) Agencies or other authorities:</p> <ul style="list-style-type: none"> <li>• City of Sydney Council</li> </ul>

	<ul style="list-style-type: none"> <li>• Roads and Traffic Authority</li> <li>• NSW Heritage Office</li> <li>• Department of Planning (Sydney East Region office)</li> <li>• Premiers Department</li> <li>• Sydney Water</li> <li>• Energy Australia</li> <li>• Telstra Corporation Limited</li> </ul> <p>(b) Public:</p> <ul style="list-style-type: none"> <li>• Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.</li> </ul> <p>(c) Peer Review Requirements:</p> <ul style="list-style-type: none"> <li>• List any components of the environmental assessment to be independently peer reviewed prior to submission.</li> </ul>
<b>Deemed refusal period</b>	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
<b>Panels constituted under s75G</b>	No Panels are required at this stage.
<b>Application Fee Information</b>	A total fee of \$34, 609.83 (including GST) is applicable to the project application and concept plan.
<b>Landowners Information</b>	Landowner's information is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> . For notification both inside and outside of the O'Brien Building and Caritas sites, the Department will seek landowners' and occupiers' details from City of Sydney Council.
<b>Documents to be submitted</b>	See Schedule 1



## **SCHEDULE 1 – DOCUMENTS TO BE SUBMITTED**

1. 20 hard copies of the environmental assessment.
2. Five (5) copies of the environmental assessment and plans on CD-ROM (pdf format).
3. Plans, architectural drawings and diagrams including:
  - (a) **Existing site survey plan** at 1:500 scale (or other appropriate scale) indicating:
    - the location of the land, the measurements of the boundaries of the land, the size of the land and north point;
    - the existing levels of the land in relation to buildings and roads;
    - location and height of existing structures on the site; and
    - location and height of adjacent buildings and private open space.
  - (b) **Locality/context plan** at 1:500 scale (or other appropriate scale) indicating:
    - significant local features such as parks, community facilities and open space, and heritage items;
    - location and uses of existing buildings, shopping and employment areas;
    - traffic and road patterns, pedestrian routes and public transport nodes.
  - (c) **Architectural Concept drawings** drawn to scale indicating:
    - existing building envelopes / structures / vegetation proposed to be retained;
    - height(s) of proposed structures;
    - section plans (showing any level changes);
    - floor plans;
    - adaptable housing requirements;
    - communal facilities and servicing points;
    - parking and vehicular access arrangements; and
    - pedestrian access to, through and within the site.
  - (d) **Shadow diagrams** for the development at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.
  - (e) **View analysis** - artists impression, photomontages, etc of the proposed development in the context of the surrounding development.

## Appendix B – Details of Option 2 (Caritas)

## CARITAS CONCEPT PLAN

### INFORMATION SHEET TO ACCOMPANY THE TWO OPTIONS

The Caritas Concept is presented in two options:

**Option 1** (the subject of this report) represents the highest unit yield and is the preferred option for St. Vincent's Hospital. This option provides for 131 residential apartments and approximately 1085m<sup>2</sup> of commercial floor space. Basement car parking is provided for a total of 166 tenant vehicles.

Option 2 will achieve a floor space ratio of 3.15:1. This is less than the density of the existing St. Margaret's Hospital development on Bourke Street to the south of the site at 3.3:1.

**Option 2** represents the medium unit yield providing for 122 residential apartments and approximately 1085m<sup>2</sup> of commercial floor space. Basement car parking is provided for 154 vehicles.

Option 2 will achieve a floor space ratio of 2.94:1.

The table below describes the two options.

Site Area 4426m <sup>2</sup>	No. Units	Residential GFA (m <sup>2</sup> )	Commercial GFA (m <sup>2</sup> )	FSR	NO. CP Bays
Option 1	131	13967	1085	3.15:1	166
Option 2	122	13000	1085	2.94:1	154

#### Car Parking

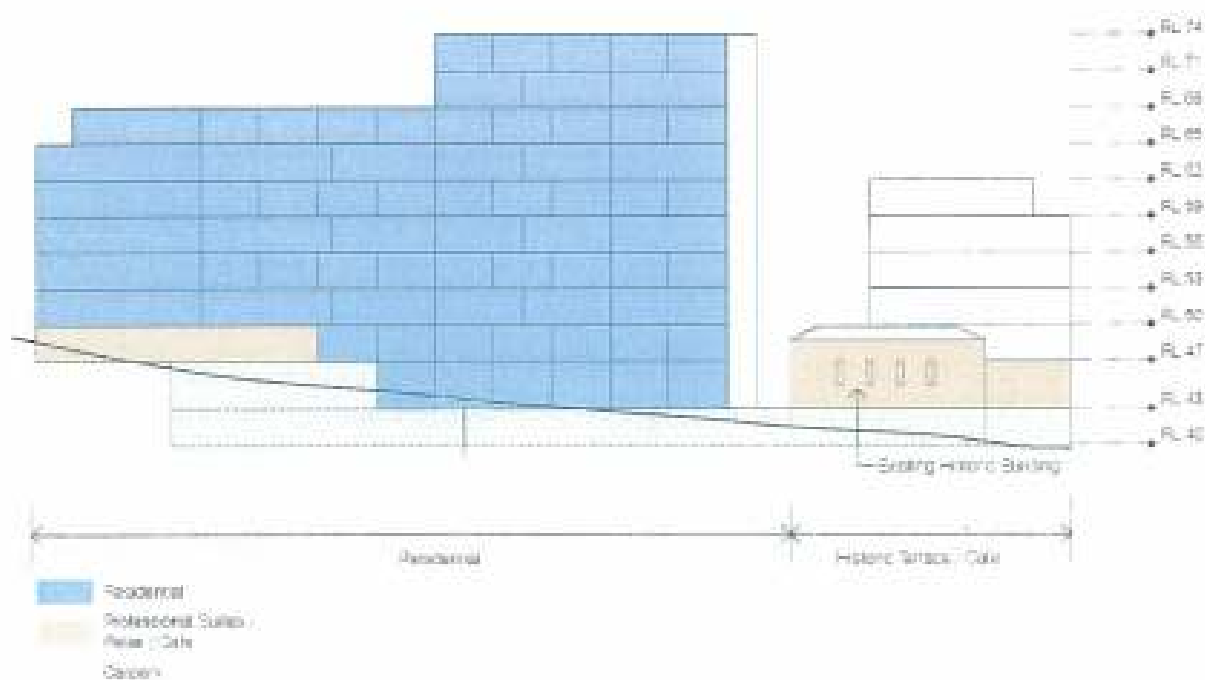
The site is subject to the South Sydney DCP 11 – Transport Guidelines for Development 1996. The DCP requires a lower car parking yield than proposed in the Central Sydney Controls due to differing objectives. By way of comparison, the DCP requires the following:

- 1 bedroom apartments 0.5 spaces per apartment
- 2 bedroom apartments 0.8 spaces per apartment
- 3 or more bedroom apartments 1.2 spaces per apartment

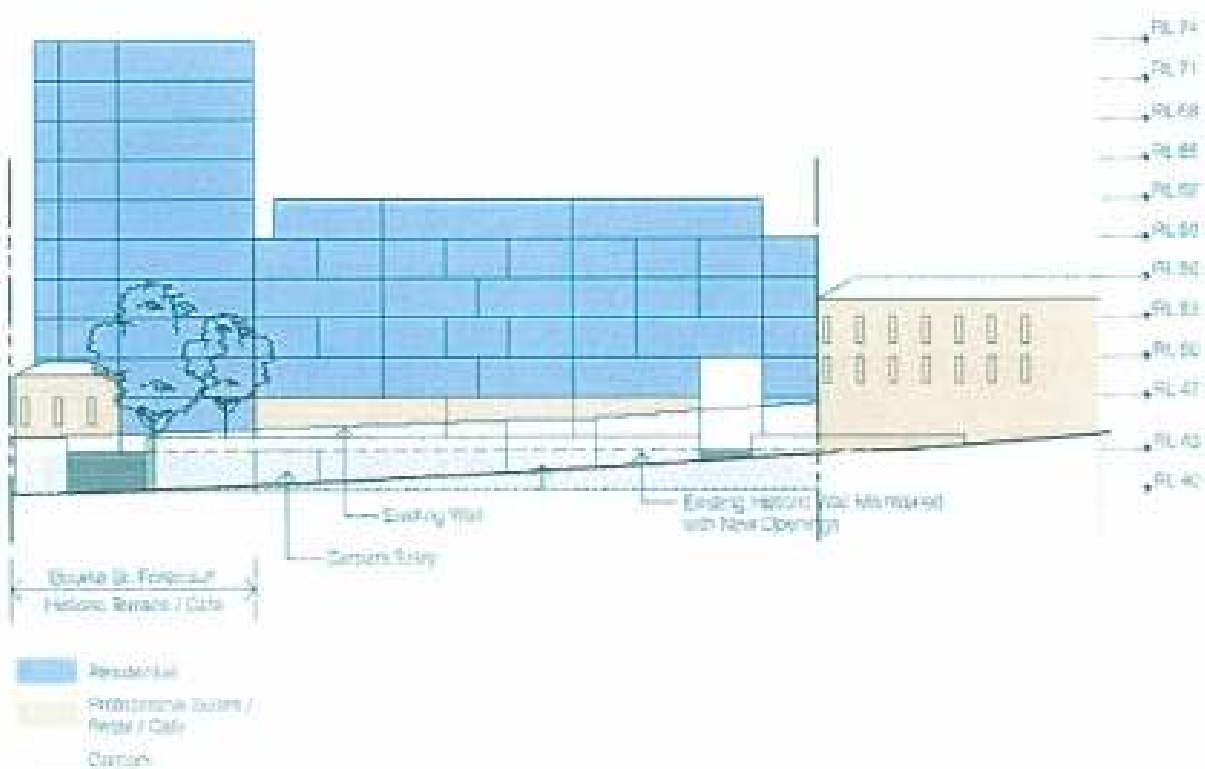
However, given the proximity of the property to Central Sydney and the site now being located within the City of Sydney local government area it was considered that the residential car parking provisions should be based upon the residential car parking provisions contained in the Central Sydney Controls 2005 which permits the following:

- 1 bedroom apartments 1 space per 2 apartments
- 2 bedroom apartments 1 space per apartment plus 1 additional space per 5 apartments
- Apartments with 3 or more bedrooms 2 spaces per apartment

As such, the residential car parking provision applied to the concept plan is 1.2 car bays per dwelling which reflects an average of the 2 bedroom apartments.



Option 2 - North Elevation  
(Burton Street)



Option 2 - West Elevation  
(Bourke Street)

